

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: West Central Shoreline / 2, East Shoreline / 3, East Central Shoreline / 89
Previous Physical Inspection: 2007, 2006, 2008

Improved Sales:

Number of Sales: 673

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$140,800	\$154,800	\$295,600			
2010 Value	\$140,800	\$154,800	\$295,600	\$319,800	92.4%	12.20%
Change	\$0	\$0	\$0			
% Change	0.0%	0.0%	0.0%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$144,700	\$144,700	\$289,400
2010 Value	\$144,700	\$144,700	\$289,400
Percent Change	0.0%	0.0%	0.0%

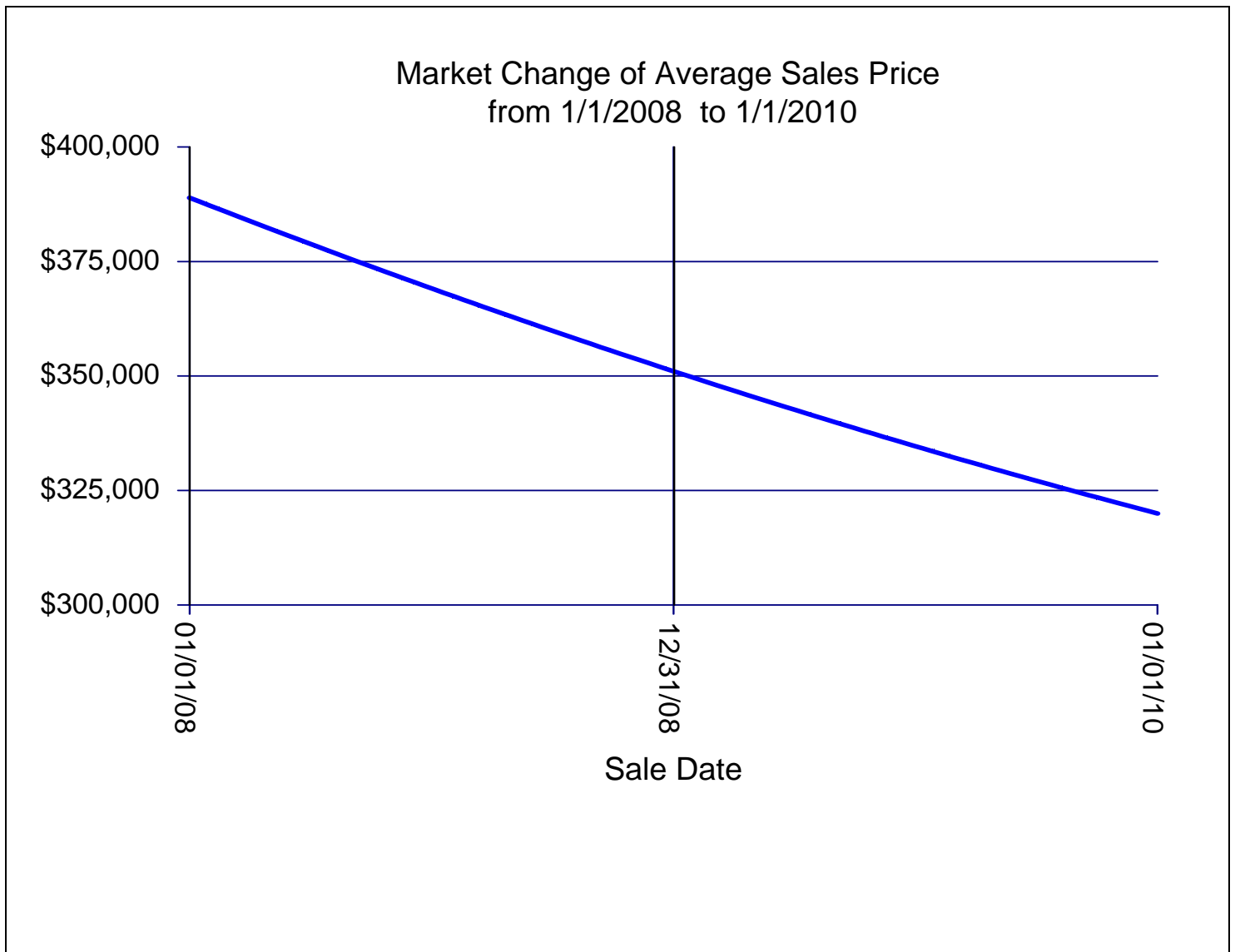
Number of one to three unit residences in the Population: 13,206

Summary of Findings: A statistical analysis was conducted using the Kruskal-Wallis test to determine the feasibility of combining geographic areas for the purpose of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade, condition, age, present use and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis led to a determination to combine areas.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that no further adjustment was necessary.

We recommend posting these values for the 2010 assessment roll.

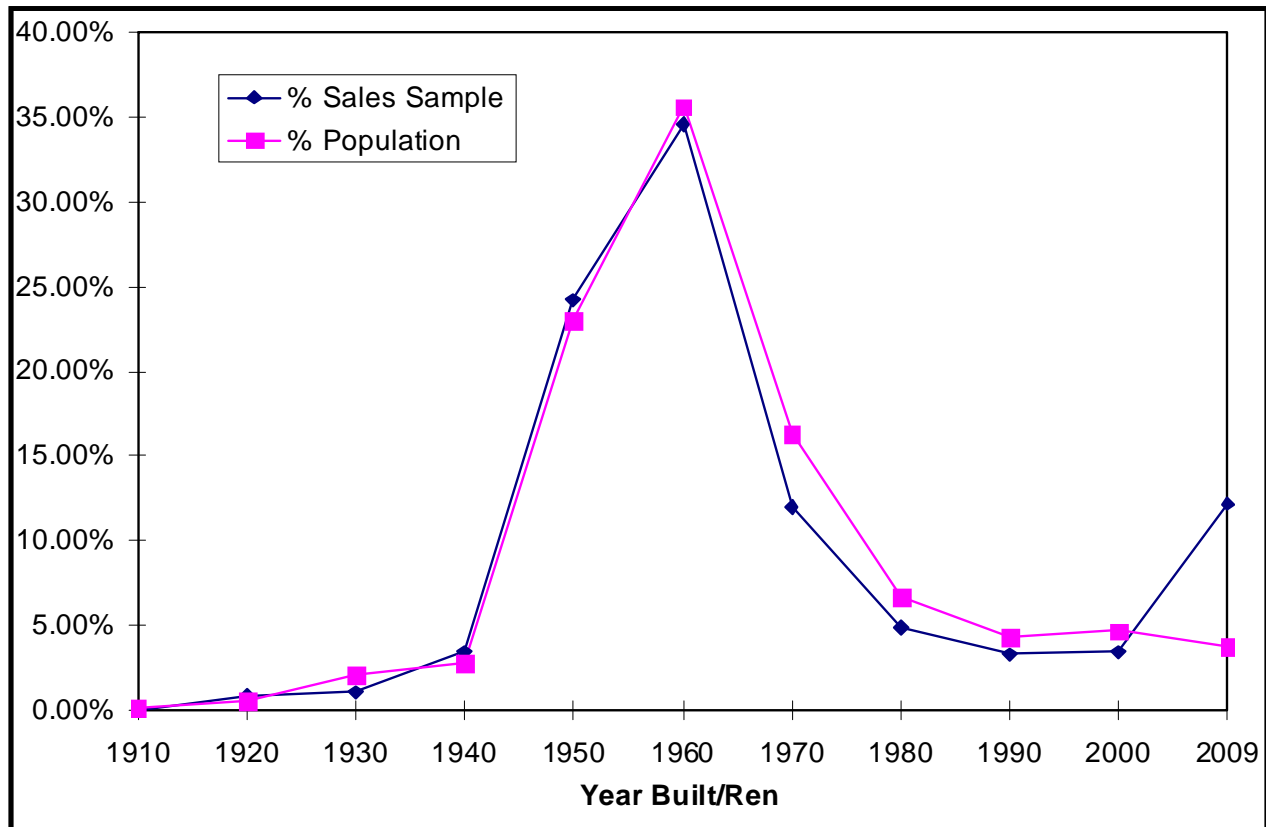
**Market Change of Average Sale Price in Areas 2, 3, 89
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	6	0.89%
1930	7	1.04%
1940	23	3.42%
1950	163	24.22%
1960	233	34.62%
1970	81	12.04%
1980	33	4.90%
1990	22	3.27%
2000	23	3.42%
2009	82	12.18%
	673	

Year Built/Ren	Frequency	% Population
1910	13	0.10%
1920	74	0.56%
1930	276	2.09%
1940	362	2.74%
1950	3041	23.03%
1960	4711	35.67%
1970	2160	16.36%
1980	882	6.68%
1990	570	4.32%
2000	616	4.66%
2009	501	3.79%
	13206	

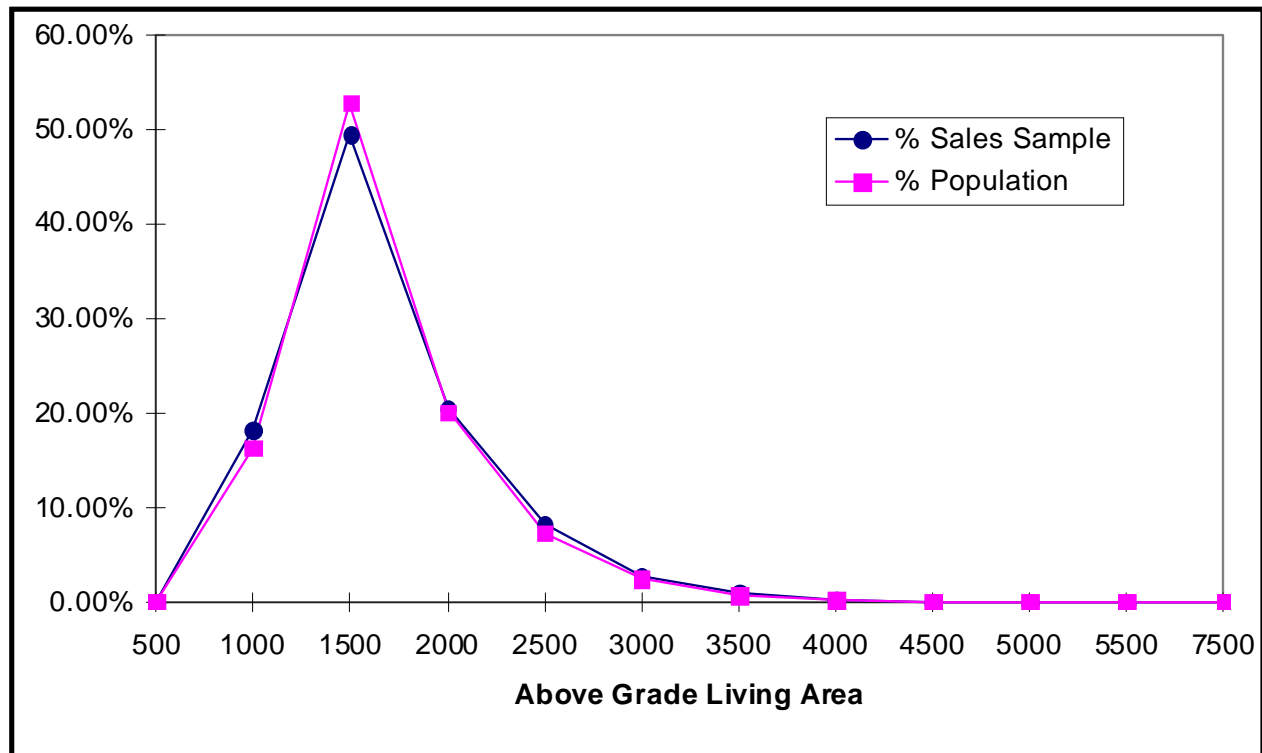


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	122	18.13%
1500	333	49.48%
2000	138	20.51%
2500	55	8.17%
3000	18	2.67%
3500	6	0.89%
4000	1	0.15%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	673	

Population		
AGLA	Frequency	% Population
500	11	0.08%
1000	2155	16.32%
1500	6973	52.80%
2000	2652	20.08%
2500	967	7.32%
3000	323	2.45%
3500	90	0.68%
4000	23	0.17%
4500	8	0.06%
5000	3	0.02%
5500	1	0.01%
7500	0	0.00%
	13206	

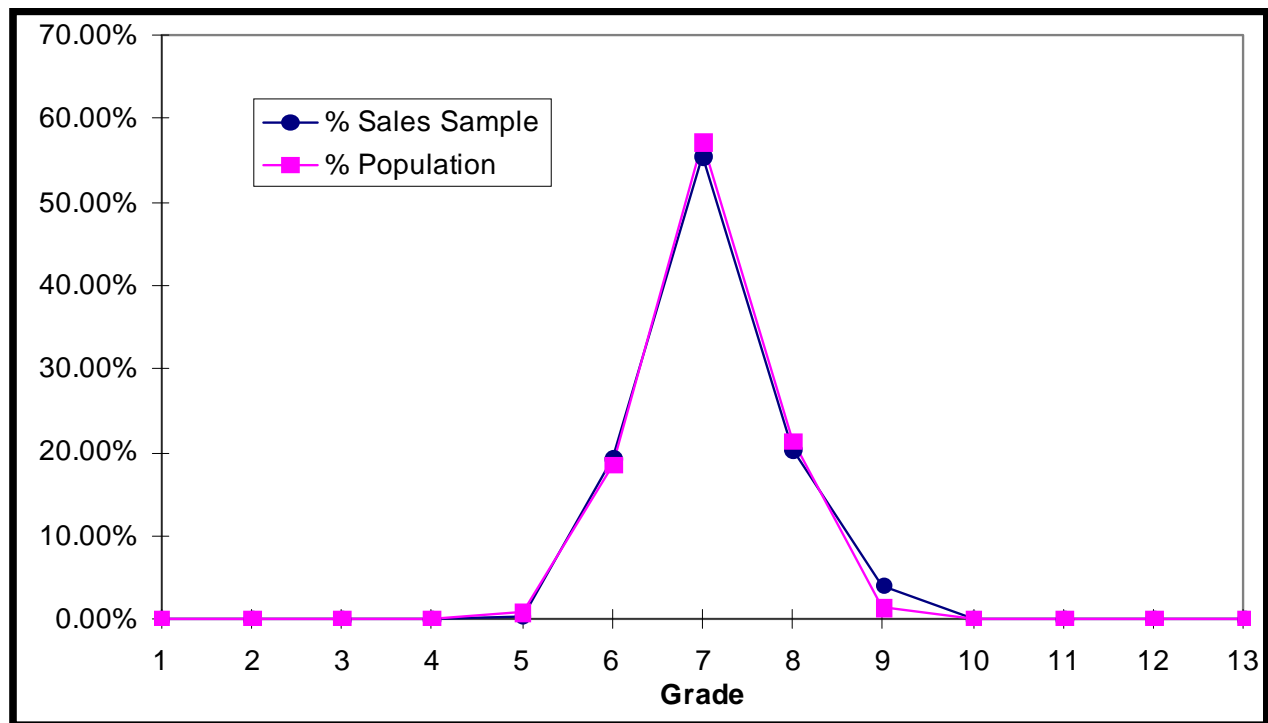


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

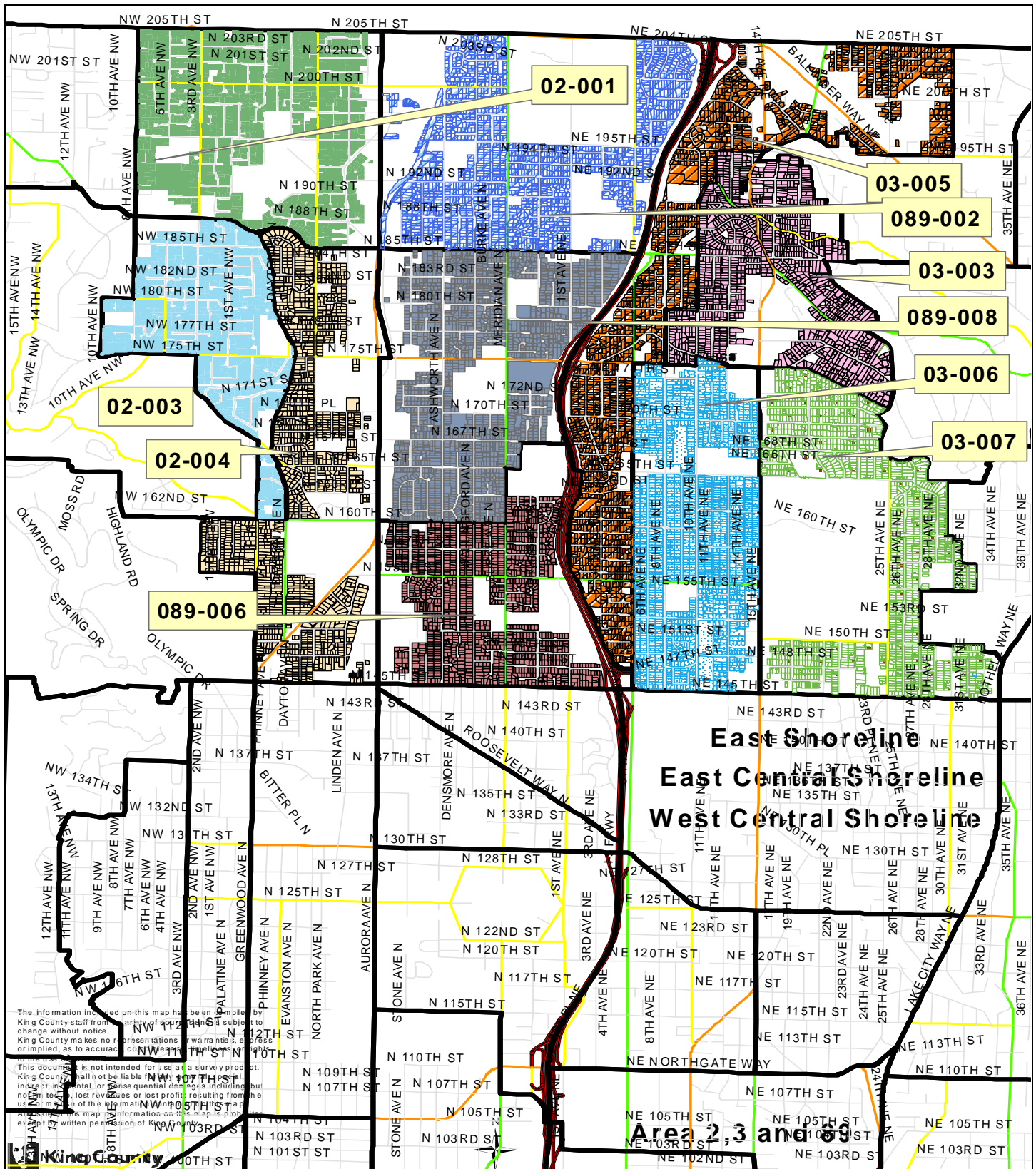
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.45%
6	130	19.32%
7	374	55.57%
8	138	20.51%
9	28	4.16%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	673	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.05%
5	120	0.91%
6	2457	18.61%
7	7578	57.38%
8	2839	21.50%
9	198	1.50%
10	8	0.06%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	13206	



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Map for Areas 2 - West Central Shoreline, 3 - East Shoreline, 89 - East Central Shoreline



Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: May 20, 2010

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2008 through 1/1/2010 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/10. No additional adjustment to land value is required.

2010 Land Value = 2009 Land Value x 1.00, with the result rounded down to the next \$1,000.

Improved Parcel Update

A statistical analysis was conducted using the Kruskal-Wallis test to determine the feasibility of combining geographic areas for the purpose of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade, condition, age, present use and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis led to a determination to combine areas.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that no further adjustment was necessary.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 673 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value x 1.00

The resulting total value is rounded down to the next \$1,000, *then*:

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) * 1.00.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) * 1.00.
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- * If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There are 45 parcels that are improved with mobile homes. None of these parcels had sales. Mobile Homes received the Total % Change indicated by the sales sample.

$$(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 1.00$$

Model Validation

The resulting assessment level is 92.4%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in no change from the 2009 assessments.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes

Ratio studies of assessments before and after this annual update are included later in this report.

Areas 2, 3, 89 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment

Standard Area Adjustment

0.00%

Comments

No adjustments required.

Areas 2, 3, 89 Sale Price changes (Relative to 1/1/2010 valuation date.)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.822	-17.8%
2/1/2008	0.830	-17.0%
3/1/2008	0.837	-16.3%
4/1/2008	0.844	-15.6%
5/1/2008	0.852	-14.8%
6/1/2008	0.859	-14.1%
7/1/2008	0.866	-13.4%
8/1/2008	0.874	-12.6%
9/1/2008	0.881	-11.9%
10/1/2008	0.889	-11.1%
11/1/2008	0.896	-10.4%
12/1/2008	0.904	-9.6%
1/1/2009	0.911	-8.9%
2/1/2009	0.919	-8.1%
3/1/2009	0.926	-7.4%
4/1/2009	0.933	-6.7%
5/1/2009	0.940	-6.0%
6/1/2009	0.948	-5.2%
7/1/2009	0.955	-4.5%
8/1/2009	0.963	-3.7%
9/1/2009	0.970	-3.0%
10/1/2009	0.978	-2.2%
11/1/2009	0.985	-1.5%
12/1/2009	0.992	-0.8%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.844	\$443,000
Sale 2	\$475,000	10/1/2009	0.978	\$464,000
Sale 3	\$515,000	7/1/2009	0.955	\$492,000

* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Areas 2, 3 and 89 is $(0.9338478 + 0.000227338 * \text{SaleDay}) / 0.9338478$.

SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: NW / Team 1	Appr. Date: 1/1/2009	Date of Report: 5/20/2010	Sales Dates: 1/2008 - 12/2009
Area West, East, Central Shoreline	Appr ID: DJOH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	673		
Mean Assessed Value	295,600		
Mean Adj. Sales Price	319,800		
Standard Deviation AV	67,891		
Standard Deviation SP	75,973		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.934		
Median Ratio	0.916		
Weighted Mean Ratio	0.924		
UNIFORMITY			
Lowest ratio	0.649		
Highest ratio:	1.363		
Coefficient of Dispersion	9.45%		
Standard Deviation	0.114		
Coefficient of Variation	12.18%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.906		
Upper limit	0.926		
95% Confidence: Mean			
Lower limit	0.925		
Upper limit	0.942		
SAMPLE SIZE EVALUATION			
N (population size)	13206		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.114		
Recommended minimum:	21		
Actual sample size:	673		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	386		
# ratios above mean:	287		
z:	3.816		
Conclusion:	Non-normal		

Ratio Frequency

Ratio Bin	Frequency
0.70-0.80	52
0.80-0.90	235
0.90-1.00	227
1.00-1.10	102
1.10-1.20	33
1.20-1.30	18
1.30-1.40	5
1.40-1.50	2
1.50-1.60	1

COMMENTS:

1 to 3 Unit Residences throughout areas 2, 3, 89

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

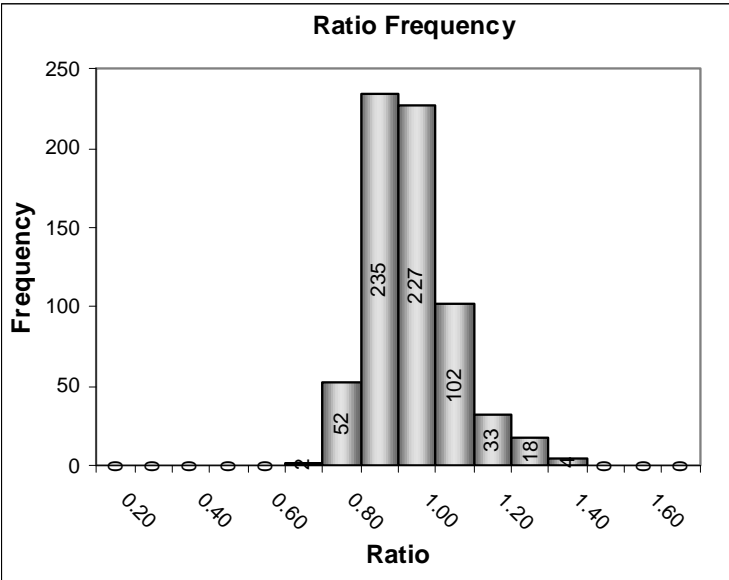
COMMENTS:

1 to 3 Unit Residences throughout areas 2, 3, 89

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: NW / Team 1	Appr. Date: 1/1/2010	Date of Report: 5/20/2010	Sales Dates: 1/2008 - 12/2009
Area West, East, Central Shoreline	Appr ID: DJOH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 with increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 250 with increments of 50. The histogram has several bars with their frequencies labeled on top: 52 (ratio ~0.75), 235 (ratio ~0.85), 227 (ratio ~0.95), 102 (ratio ~1.05), 33 (ratio ~1.15), 18 (ratio ~1.25), and 5 (ratio ~1.35). There are also several bars with zero frequency between 0.20 and 0.70, and between 1.40 and 1.60.</p>	
Sample size (n)	673		
Mean Assessed Value	295,600		
Mean Sales Price	319,800		
Standard Deviation AV	67,891		
Standard Deviation SP	75,973		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.934		
Median Ratio	0.916		
Weighted Mean Ratio	0.924		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout areas 2, 3, 89 Assessment level and uniformity have not changed from the previous year. Sales Prices are adjusted for time to the Assesment Date of 1/1/2010	
Lowest ratio	0.649		
Highest ratio:	1.363		
Coefficient of Dispersion	9.45%		
Standard Deviation	0.114		
Coefficient of Variation	12.18%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.906		
Upper limit	0.926		
95% Confidence: Mean			
Lower limit	0.925		
Upper limit	0.942		
SAMPLE SIZE EVALUATION			
N (population size)	13206		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.114		
Recommended minimum:	21		
Actual sample size:	673		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	386		
# ratios above mean:	287		
z:	3.816		
Conclusion:	Non-normal		

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 1	012603	9507	11/12/09	\$230,000	\$227,000	860	6	1942	3	9306	N	N	20009 5TH AVE NW
2 - 1	859890	0140	9/25/08	\$297,500	\$264,000	900	6	1947	3	7200	N	N	233 NW 203RD ST
2 - 1	012603	9466	12/3/09	\$293,000	\$291,000	960	6	1939	4	7579	N	N	20014 8TH AVE NW
2 - 1	264490	0070	3/7/08	\$335,000	\$281,000	1130	6	1947	4	9730	N	N	20333 DAYTON AVE N
2 - 1	222890	0290	9/24/09	\$290,000	\$283,000	1340	6	1925	4	10300	N	N	19706 DAYTON AVE N
2 - 1	859890	0025	6/5/08	\$343,000	\$295,000	1380	6	1947	4	12994	N	N	131 NW 205TH ST
2 - 1	012603	9554	9/23/09	\$350,000	\$341,000	1610	6	1952	3	15658	N	N	151 N 200TH ST
2 - 1	289010	0050	7/10/09	\$270,000	\$258,000	830	7	1954	3	6600	N	N	19503 1ST AVE NW
2 - 1	330320	0040	8/18/09	\$239,000	\$231,000	880	7	1947	3	7703	N	N	341 NW 201ST PL
2 - 1	728390	0092	4/28/09	\$282,250	\$265,000	930	7	1950	3	5070	N	N	712 N 190TH ST
2 - 1	728430	0015	7/13/09	\$282,555	\$271,000	940	7	1955	3	8965	N	N	912 N 188TH ST
2 - 1	728710	0060	3/13/09	\$250,000	\$232,000	980	7	1954	3	6000	N	N	18839 FREMONT AVE N
2 - 1	222890	0196	5/6/09	\$263,000	\$248,000	1170	7	1959	3	8190	N	N	715 N 198TH ST
2 - 1	338090	0010	8/3/09	\$330,000	\$318,000	1170	7	1954	3	7722	N	N	111 NW 191ST ST
2 - 1	279750	0055	4/16/08	\$432,000	\$366,000	1170	7	1955	3	7350	N	N	19342 1ST AVE NW
2 - 1	279750	0095	9/23/09	\$406,000	\$396,000	1170	7	1955	3	6840	N	N	118 N 193RD ST
2 - 1	925090	0108	11/22/09	\$375,950	\$372,000	1190	7	1966	3	8340	N	N	19905 N PARK AVE N
2 - 1	289010	0030	3/17/08	\$315,000	\$265,000	1220	7	1954	3	6200	N	N	19527 1ST AVE NW
2 - 1	222890	0139	7/29/09	\$355,000	\$342,000	1220	7	1986	3	7228	N	N	738 N 195TH ST
2 - 1	052050	0125	10/2/08	\$350,000	\$311,000	1290	7	1956	3	7700	N	N	341 NW 202ND ST
2 - 1	052050	0105	6/11/09	\$275,000	\$261,000	1340	7	1955	3	7597	N	N	348 NW 202ND ST
2 - 1	116310	0005	7/21/09	\$325,000	\$312,000	1340	7	1955	3	9000	N	N	130 NW 189TH ST
2 - 1	728390	0072	7/28/09	\$410,000	\$394,000	1400	7	1926	4	6600	N	N	723 N 190TH ST
2 - 1	012603	9493	2/6/08	\$412,000	\$342,000	1410	7	1966	3	9750	N	N	143 N 200TH ST
2 - 1	264490	0170	6/19/08	\$261,000	\$225,000	1420	7	1946	2	15000	N	N	153 N 203RD ST
2 - 1	728390	0194	11/18/09	\$295,000	\$292,000	1420	7	1955	3	7973	N	N	19305 FIRLANDS WAY N
2 - 1	816510	0065	5/18/09	\$359,950	\$340,000	1430	7	1963	3	8308	N	N	325 NW 205TH ST
2 - 1	052070	0130	11/10/08	\$360,000	\$323,000	1440	7	1959	3	8778	N	N	103 N 201ST ST
2 - 1	116310	0065	6/12/09	\$285,000	\$271,000	1450	7	1955	3	10705	N	N	18708 2ND AVE NW
2 - 1	012603	9392	10/10/08	\$349,000	\$311,000	1460	7	1960	3	9750	N	N	20037 3RD AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 1	021770	0180	8/11/08	\$433,500	\$380,000	1500	7	1959	4	12372	N	N	20300 WHITMAN AVE N
2 - 1	012603	9256	6/3/08	\$490,500	\$422,000	1520	7	2006	3	5040	N	N	20311 3RD AVE NW
2 - 1	530610	0055	8/22/08	\$350,000	\$308,000	1590	7	2003	3	3551	N	N	914 N 200TH ST
2 - 1	750750	0005	10/20/09	\$348,230	\$342,000	1620	7	1954	4	8220	N	N	19347 GREENWOOD AVE N
2 - 1	052050	0065	12/22/09	\$333,950	\$333,000	1630	7	1956	3	7663	N	N	311 NW 203RD ST
2 - 1	925090	0196	11/30/09	\$379,950	\$377,000	1740	7	1982	3	11039	N	N	19910 DAYTON AVE N
2 - 1	925090	0061	8/31/09	\$350,000	\$340,000	1760	7	1954	3	8116	N	N	19904 DAYTON AVE N
2 - 1	222890	0095	9/24/09	\$394,950	\$385,000	1840	7	1994	3	8955	N	N	19701 WHITMAN AVE N
2 - 1	750750	0061	8/11/09	\$364,950	\$352,000	1850	7	1954	3	7280	N	N	19348 2ND AVE NW
2 - 1	052050	0030	7/25/08	\$435,000	\$379,000	1900	7	1956	5	7854	N	N	404 NW 203RD ST
2 - 1	338090	0080	1/24/08	\$565,000	\$468,000	2890	7	1983	3	12240	N	N	214 NW 191ST ST
2 - 1	728390	0233	3/19/09	\$325,000	\$302,000	1070	8	1957	3	6000	N	N	739 N 190TH ST
2 - 1	925090	0019	7/8/09	\$325,000	\$311,000	1320	8	1977	3	8208	N	N	19818 GREENWOOD AVE N
2 - 1	338090	0145	4/15/08	\$508,000	\$431,000	1360	8	1986	3	7245	N	N	19110 2ND AVE NW
2 - 1	330320	0020	8/11/08	\$449,000	\$393,000	1370	8	1967	3	7353	N	N	20020 5TH AVE NW
2 - 1	330300	0070	4/29/08	\$463,000	\$394,000	1480	8	1965	4	7460	N	N	328 NW 198TH ST
2 - 1	728390	0142	2/6/09	\$347,000	\$319,000	1570	8	1961	3	9620	N	N	19342 FREMONT AVE N
2 - 1	500950	0230	4/25/08	\$455,000	\$387,000	1600	8	1966	3	9064	N	N	19804 GREENWOOD PL N
2 - 1	021770	0390	3/17/08	\$415,000	\$349,000	1610	8	1959	3	10200	N	N	778 N 203RD ST
2 - 1	021770	0130	2/21/08	\$435,000	\$363,000	1610	8	1959	3	8720	N	N	20408 WHITMAN AVE N
2 - 1	021770	0240	6/19/08	\$420,000	\$363,000	1610	8	1959	3	9600	N	N	745 N 203RD ST
2 - 1	187600	0030	11/14/08	\$349,950	\$315,000	1680	8	1962	3	8978	N	N	342 NW 201ST PL
2 - 1	187600	0040	7/19/09	\$459,000	\$440,000	1680	8	1962	3	8978	N	N	336 NW 201ST PL
2 - 1	330310	0130	5/7/08	\$420,000	\$358,000	1740	8	1965	3	7138	N	N	304 NW 199TH ST
2 - 1	021770	0100	1/8/08	\$330,000	\$272,000	1770	8	1959	2	9225	N	N	766 N 204TH ST
2 - 1	530610	0285	10/20/08	\$420,000	\$375,000	1790	8	1966	3	8740	N	N	771 N 202ND ST
2 - 1	728390	0306	9/18/08	\$380,000	\$337,000	1910	8	2007	3	4408	N	N	732 N 185TH ST
2 - 1	728390	0305	10/1/09	\$348,500	\$341,000	1910	8	2007	3	2925	N	N	734 N 185TH ST
2 - 1	728390	0134	11/5/09	\$390,000	\$385,000	1930	8	1969	3	8808	N	N	715 N 193RD PL
2 - 1	728390	0501	12/28/09	\$422,950	\$423,000	1950	8	1990	3	26933	N	N	18840 FIRLANDS WAY N
2 - 1	012603	9574	3/26/09	\$345,000	\$321,000	2060	8	1974	3	7371	N	N	19922 3RD AVE NW

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 1	012603	9612	3/6/08	\$356,000	\$298,000	2090	8	1980	3	7380	N	N	19818 8TH AVE NW
2 - 1	264430	0043	2/11/09	\$490,000	\$451,000	2120	8	2008	3	6260	N	N	624 N 202ND PL
2 - 1	264430	0041	11/5/08	\$564,000	\$506,000	2200	8	2008	3	7984	N	N	626 N 202ND PL
2 - 1	750750	0010	7/31/09	\$324,000	\$312,000	2230	8	1969	3	23031	N	N	205 N 195TH ST
2 - 1	728390	0150	2/27/08	\$472,950	\$395,000	2370	8	1968	3	12900	N	N	705 N 195TH ST
2 - 1	264490	0175	5/26/09	\$409,000	\$387,000	2400	8	1991	3	9000	N	N	145 N 203RD ST
2 - 1	925090	0073	2/6/09	\$475,000	\$437,000	2400	8	2008	3	7509	N	N	539 N 200TH ST
2 - 1	620270	0170	6/8/09	\$385,000	\$366,000	1720	9	1966	3	8613	N	N	19730 6TH PL NW
2 - 1	012603	9296	2/13/09	\$562,500	\$518,000	2270	9	2005	3	7299	N	N	503 NW 195TH ST
2 - 1	222890	0193	1/8/09	\$465,000	\$424,000	2900	9	2005	3	7868	N	N	19715 PARK AVE N
2 - 1	012603	9685	3/19/09	\$650,000	\$604,000	3040	9	2008	3	7206	N	N	20010 8TH AVE NW
2 - 1	012603	9467	6/8/09	\$640,000	\$608,000	3040	9	2008	3	7200	N	N	20008 8TH AVE NW
2 - 1	012603	9686	12/16/09	\$612,500	\$610,000	3040	9	2008	3	7202	N	N	20012 8TH AVE NW
2 - 3	672270	0020	8/14/08	\$350,000	\$307,000	1200	6	1954	4	8386	N	N	617 NW 182ND ST
2 - 3	728230	0135	5/22/08	\$250,000	\$214,000	1230	6	1953	3	7385	N	N	135 N 183RD ST
2 - 3	728230	0195	10/28/09	\$240,000	\$236,000	1240	6	1953	3	7304	N	N	139 N 182ND ST
2 - 3	728290	0045	7/29/08	\$302,950	\$265,000	1260	6	1953	4	6045	N	N	18218 PALATINE AVE N
2 - 3	727930	0015	5/26/09	\$320,000	\$303,000	1010	7	1951	4	9240	N	N	615 NW 185TH ST
2 - 3	040510	0260	10/1/09	\$375,000	\$367,000	1030	7	1954	3	6300	N	N	112 N 168TH ST
2 - 3	040510	0015	10/10/09	\$312,500	\$306,000	1040	7	1955	4	9063	N	N	258 N 171ST ST
2 - 3	619070	1202	2/19/08	\$320,000	\$267,000	1090	7	1953	4	10951	N	N	17202 GREENWOOD PL N
2 - 3	631150	0005	8/27/09	\$270,000	\$262,000	1100	7	1951	4	8218	N	N	356 NW 182ND ST
2 - 3	619070	0602	2/26/08	\$399,000	\$333,000	1100	7	1956	4	10725	N	N	825 NW 180TH ST
2 - 3	040510	0045	3/4/09	\$322,500	\$299,000	1150	7	1956	4	9900	N	N	222 N 171ST ST
2 - 3	671310	0032	6/11/09	\$365,000	\$347,000	1160	7	1980	4	8640	N	N	411 N 181ST CT
2 - 3	122603	9091	2/19/09	\$350,000	\$323,000	1170	7	1958	3	7965	N	N	235 NW 176TH PL
2 - 3	286770	0030	2/4/08	\$324,000	\$269,000	1200	7	1955	4	7895	N	N	17330 PALATINE AVE N
2 - 3	040510	0065	11/13/08	\$365,000	\$328,000	1220	7	1956	4	12200	N	N	130 N 171ST ST
2 - 3	269740	0030	4/22/08	\$390,750	\$332,000	1220	7	1964	4	7216	N	N	623 NW 183RD ST
2 - 3	040510	0175	5/16/08	\$405,000	\$346,000	1240	7	1956	3	7800	N	N	137 N 168TH ST
2 - 3	040510	0185	4/16/09	\$310,000	\$290,000	1250	7	1957	4	8450	N	N	209 N 168TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
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Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 3	040510	0170	8/21/09	\$410,000	\$397,000	1300	7	1956	4	7800	N	N	131 N 168TH ST
2 - 3	950870	0005	6/16/09	\$348,500	\$332,000	1310	7	1955	5	8880	N	N	18554 1ST AVE NW
2 - 3	064170	0130	10/21/08	\$352,000	\$315,000	1320	7	1965	3	7414	N	N	18504 PALATINE PL N
2 - 3	619070	0223	9/25/08	\$385,000	\$342,000	1330	7	1997	3	6264	N	N	17502 SAINT LUKE PL N
2 - 3	064170	0080	9/22/08	\$382,450	\$339,000	1420	7	1965	4	7762	N	N	18540 PALATINE PL N
2 - 3	672270	0030	6/19/09	\$336,700	\$321,000	1460	7	1959	4	9674	N	N	605 NW 182ND ST
2 - 3	040510	0240	8/13/08	\$350,000	\$307,000	1510	7	1954	4	8830	N	N	16825 PALATINE AVE N
2 - 3	122603	9086	6/16/08	\$340,000	\$293,000	1530	7	1958	3	8073	N	N	211 NW 176TH PL
2 - 3	122603	9052	9/4/09	\$307,000	\$298,000	1590	7	1954	3	9000	N	N	18111 1ST AVE NW
2 - 3	727930	0062	9/8/08	\$330,000	\$291,000	1720	7	1955	4	20137	N	N	18321 3RD AVE NW
2 - 3	954010	0040	11/28/08	\$350,000	\$316,000	1770	7	1954	4	7817	N	N	110 NW 183RD ST
2 - 3	954010	0040	7/30/08	\$372,000	\$325,000	1770	7	1954	4	7817	N	N	110 NW 183RD ST
2 - 3	122603	9061	6/4/09	\$335,000	\$318,000	1780	7	1957	3	7200	N	N	144 N 175TH ST
2 - 3	728230	0005	12/22/09	\$385,500	\$385,000	1910	7	1953	4	7214	N	N	102 N 184TH ST
2 - 3	056520	0040	11/21/08	\$398,000	\$359,000	1200	8	1986	3	7213	N	N	238 N 172ND PL
2 - 3	122603	9071	10/21/09	\$303,000	\$298,000	1230	8	1958	3	9402	N	N	158 NW 175TH ST
2 - 3	661950	0060	12/9/09	\$430,000	\$428,000	1310	8	1978	4	8129	N	N	138 NW 181ST ST
2 - 3	558700	0100	3/4/08	\$453,000	\$379,000	1320	8	1960	4	9880	N	N	223 NW 177TH ST
2 - 3	314880	0020	5/20/09	\$350,000	\$331,000	1420	8	1965	3	7822	N	N	18117 1ST AVE NW
2 - 3	122603	9066	5/27/08	\$500,000	\$429,000	1460	8	1958	4	17400	N	N	18006 3RD AVE NW
2 - 3	025930	0010	8/4/08	\$377,000	\$330,000	1480	8	1962	4	10086	N	N	117 NW 181ST ST
2 - 3	115870	0050	11/16/09	\$397,500	\$393,000	1480	8	1961	4	7250	N	N	660 NW 178TH PL
2 - 3	619070	1204	3/28/08	\$480,000	\$405,000	1540	8	1966	4	9019	N	N	17208 GREENWOOD PL N
2 - 3	025910	0150	8/11/09	\$479,950	\$463,000	1540	8	1963	4	7779	N	N	18012 4TH AVE NW
2 - 3	619070	0931	5/2/08	\$425,000	\$362,000	1610	8	1974	3	8433	N	N	17043 2ND AVE NW
2 - 3	671310	0020	3/28/08	\$440,000	\$371,000	1730	8	1977	3	7790	N	N	407 N 182ND CT
2 - 3	729000	0030	5/12/08	\$377,000	\$322,000	2040	8	1963	3	7270	N	N	135 N 180TH PL
2 - 3	619070	0120	6/11/08	\$447,000	\$385,000	2160	8	2000	4	6459	N	N	410 N 178TH ST
2 - 3	303850	0010	7/16/09	\$486,000	\$466,000	2180	8	1959	3	8638	N	N	17050 2ND AVE NW
2 - 3	286770	0035	4/21/08	\$490,000	\$416,000	2300	8	1956	4	7897	N	N	17322 PALATINE AVE N
2 - 3	122603	9089	2/25/08	\$464,000	\$388,000	2320	8	1958	3	9477	N	N	112 N 180TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
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Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 3	619070	0601	2/19/08	\$541,000	\$451,000	2320	8	1965	3	9667	N	N	831 NW 180TH ST
2 - 3	894310	0100	9/29/09	\$457,500	\$447,000	1900	9	1957	5	16666	N	N	640 NW 180TH ST
2 - 3	619070	1488	1/16/09	\$490,000	\$448,000	2350	9	2007	3	3687	N	N	16555 CARLYLE HALL RD
2 - 3	619070	1480	1/23/08	\$605,000	\$501,000	2350	9	2007	3	4191	N	N	16557 CARLYLE HALL RD
2 - 3	894310	0110	4/6/09	\$548,000	\$512,000	2490	9	2003	3	5721	N	N	638 NW 181ST CT
2 - 3	894310	0130	10/13/08	\$575,000	\$513,000	2490	9	2003	3	5933	N	N	628 NW 181ST CT
2 - 3	894310	0120	5/15/08	\$598,000	\$511,000	2640	9	2003	3	5721	N	N	634 NW 181ST CT
2 - 3	619070	0278	7/30/08	\$489,000	\$427,000	2730	9	1960	4	7375	N	N	520 NW 175TH CT
2 - 3	619070	1489	7/24/08	\$559,000	\$487,000	2830	9	2007	3	4522	N	N	16553 CARLYLE HALL RD
2 - 3	040510	0401	6/29/09	\$525,000	\$501,000	3000	9	1998	3	7368	N	N	107 N 172ND ST
2 - 4	937230	0040	12/23/08	\$197,000	\$179,000	780	6	1949	3	3492	N	N	16739 WHITMAN AVE N
2 - 4	740030	0012	6/25/08	\$252,000	\$218,000	790	6	1950	3	6000	N	N	717 N 178TH ST
2 - 4	282710	0112	7/30/09	\$325,000	\$313,000	990	6	1920	4	17282	N	N	14810 LINDEN AVE N
2 - 4	182604	9212	4/29/09	\$315,000	\$296,000	1010	6	1947	3	15946	N	N	15753 DAYTON AVE N
2 - 4	740030	0011	5/21/08	\$255,000	\$218,000	1060	6	1950	3	6000	N	N	711 N 178TH ST
2 - 4	619070	1351	8/21/08	\$275,000	\$242,000	1150	6	1949	3	17193	N	N	16835 FREMONT AVE N
2 - 4	139730	0010	9/24/08	\$321,000	\$285,000	1170	6	1953	4	7188	N	N	502 N 167TH ST
2 - 4	182604	9137	11/25/08	\$322,500	\$291,000	1670	6	1917	4	8697	N	N	738 N 148TH ST
2 - 4	182604	9221	9/5/08	\$311,500	\$275,000	740	7	1939	3	8510	N	N	702 N 148TH ST
2 - 4	139730	0125	3/11/09	\$294,000	\$273,000	820	7	1953	4	8424	N	N	563 N 167TH ST
2 - 4	329970	0185	6/10/08	\$449,000	\$387,000	910	7	1952	4	7000	N	N	15751 2ND AVE NW
2 - 4	884840	0025	2/18/09	\$319,950	\$295,000	950	7	1948	4	8332	N	N	16503 FREMONT AVE N
2 - 4	432570	0045	4/23/09	\$319,000	\$299,000	1010	7	1953	4	9472	N	N	553 N 166TH ST
2 - 4	951110	0076	5/20/08	\$359,000	\$307,000	1010	7	1935	4	10290	N	N	15039 WESTMINSTER WAY N
2 - 4	182604	9192	6/27/08	\$304,500	\$264,000	1040	7	1947	3	12423	N	N	15751 DAYTON AVE N
2 - 4	072604	9203	1/7/08	\$281,000	\$231,000	1120	7	1954	3	10200	N	N	909 N 167TH ST
2 - 4	182604	9319	6/24/09	\$335,000	\$319,000	1120	7	1957	4	7500	N	N	14811 LINDEN AVE N
2 - 4	619070	0220	4/4/08	\$340,000	\$287,000	1160	7	1978	4	8976	N	N	17528 DAYTON AVE N
2 - 4	182604	9495	11/10/08	\$360,000	\$323,000	1170	7	1999	3	4056	N	N	14843 FREMONT PL N
2 - 4	671310	0046	4/3/08	\$375,000	\$317,000	1190	7	1958	3	8750	N	N	512 N 181ST ST
2 - 4	671370	0205	3/19/08	\$279,950	\$235,000	1210	7	1953	4	9730	N	N	18321 DAYTON PL N

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
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Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 4	619070	1171	2/20/08	\$296,987	\$248,000	1220	7	1953	4	8669	N	N	515 N 173RD ST
2 - 4	728770	0055	9/26/08	\$333,250	\$296,000	1220	7	1918	3	9975	N	N	714 N 182ND ST
2 - 4	182604	9216	8/19/09	\$372,700	\$360,000	1240	7	1939	4	11680	N	N	731 N 148TH ST
2 - 4	522030	0070	10/29/09	\$260,000	\$256,000	1280	7	1952	3	7500	N	N	14520 EVANSTON AVE N
2 - 4	161730	0055	4/22/09	\$270,000	\$253,000	1290	7	1953	4	7500	N	N	17011 FREMONT AVE N
2 - 4	432570	0085	10/16/09	\$303,000	\$297,000	1310	7	1953	4	8514	N	N	536 N 166TH ST
2 - 4	432570	0065	4/25/08	\$359,950	\$306,000	1310	7	1953	4	8960	N	N	512 N 166TH ST
2 - 4	282710	0070	2/23/09	\$260,000	\$240,000	1330	7	1949	3	8184	N	N	820 N 145TH ST
2 - 4	182604	9303	3/7/08	\$285,000	\$239,000	1340	7	1947	5	6559	N	N	15755 DAYTON AVE N
2 - 4	951110	0071	11/16/09	\$289,950	\$287,000	1340	7	1948	5	11319	N	N	15038 DAYTON AVE N
2 - 4	182604	9275	12/15/08	\$325,000	\$295,000	1350	7	1954	3	8040	N	N	14900 EVANSTON AVE N
2 - 4	937170	0085	9/23/09	\$374,000	\$365,000	1380	7	1942	5	8182	N	N	16727 LINDEN AVE N
2 - 4	132603	9061	2/17/09	\$349,900	\$323,000	1430	7	1962	4	9750	N	N	15725 GREENWOOD AVE N
2 - 4	182604	9135	5/26/09	\$420,000	\$398,000	1530	7	1932	5	11170	N	N	729 N 148TH ST
2 - 4	662930	0110	3/11/08	\$299,000	\$251,000	1540	7	1954	3	8213	N	N	615 N 165TH PL
2 - 4	432570	0090	2/12/08	\$355,000	\$295,000	1580	7	1953	4	8316	N	N	542 N 166TH ST
2 - 4	671370	0060	2/26/08	\$431,250	\$360,000	1640	7	1953	3	14000	N	N	18324 EVANSTON AVE N
2 - 4	182604	9117	8/18/08	\$507,000	\$445,000	1690	7	1999	3	18711	N	N	733 N 148TH ST
2 - 4	619070	0094	7/18/08	\$420,000	\$366,000	1730	7	1952	5	7200	N	N	17801 FREMONT AVE N
2 - 4	329920	0015	10/27/09	\$330,000	\$325,000	1760	7	1958	3	7260	N	N	16012 DAYTON AVE N
2 - 4	671370	0055	12/4/08	\$389,500	\$352,000	1770	7	1953	4	14000	N	N	18318 EVANSTON AVE N
2 - 4	937170	0111	3/7/08	\$362,000	\$303,000	1820	7	1970	4	8142	N	N	16744 N PARK AVE
2 - 4	329970	0125	6/5/08	\$355,000	\$305,000	1845	7	1951	5	6900	N	N	15709 1ST AVE NW
2 - 4	740570	0005	4/22/09	\$369,000	\$346,000	1860	7	1952	4	11336	N	N	15558 PALATINE AVE N
2 - 4	282710	0072	9/28/09	\$280,000	\$274,000	1920	7	1949	3	8052	N	N	826 N 145TH ST
2 - 4	930430	0250	9/17/09	\$259,950	\$253,000	2110	7	1925	3	6930	N	N	346 N 148TH ST
2 - 4	951110	0079	5/28/08	\$448,600	\$385,000	2140	7	1990	3	11794	N	N	15029 WESTMINSTER WAY N
2 - 4	931030	0115	11/21/08	\$425,000	\$383,000	2610	7	1950	3	7440	N	N	15422 LINDEN AVE N
2 - 4	132603	9007	9/11/09	\$370,000	\$360,000	3040	7	1982	3	11020	N	N	15531 GREENWOOD AVE N
2 - 4	671310	0095	2/19/09	\$309,000	\$285,000	1230	8	1959	4	8541	N	N	606 N 180TH ST
2 - 4	329670	0006	1/31/08	\$390,000	\$323,000	1230	8	1951	3	9996	N	N	233 N 160TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
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Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 4	182604	9418	6/30/08	\$344,000	\$298,000	1270	8	1967	3	7339	N	N	15524 GREENWOOD AVE N
2 - 4	689530	0070	7/6/09	\$384,000	\$367,000	1480	8	1960	4	7797	N	N	562 N 169TH ST
2 - 4	914110	0103	9/23/09	\$450,000	\$439,000	1520	8	2001	3	7664	N	N	15239 DAYTON AVE N
2 - 4	072604	9326	2/15/08	\$665,000	\$554,000	1520	8	2000	3	9075	N	N	17921 LINDEN AVE N
2 - 4	329370	0485	7/27/09	\$380,000	\$365,000	1530	8	1978	3	12025	N	N	16381 CARLYLE HALL RD NW
2 - 4	951110	0021	12/2/09	\$440,000	\$437,000	1550	8	2001	3	7350	N	N	15015 DAYTON AVE N
2 - 4	914110	0175	8/5/09	\$470,000	\$453,000	1550	8	1976	4	17788	N	N	15220 DAYTON AVE N
2 - 4	132603	9067	8/12/09	\$519,000	\$501,000	1610	8	1964	4	7611	N	N	15508 PALATINE LN N
2 - 4	182604	9286	8/25/08	\$399,000	\$351,000	1620	8	1955	4	9395	N	N	15714 GREENWOOD AVE N
2 - 4	869080	0090	3/3/09	\$465,000	\$431,000	1630	8	1980	4	12402	N	N	16116 EVANSTON AVE N
2 - 4	329920	0076	4/2/08	\$549,000	\$464,000	1800	8	2007	3	10200	N	N	16001 FREMONT PL N
2 - 4	182604	9493	7/10/09	\$440,000	\$421,000	2040	8	1998	3	6111	N	N	15507 DAYTON AVE N
2 - 4	914110	0206	5/14/09	\$465,000	\$439,000	2090	8	2008	3	5598	N	N	15255 FREMONT AVE N
2 - 4	182604	9181	6/15/09	\$405,000	\$385,000	2190	8	1981	4	7524	N	N	423 N 157TH CT
2 - 4	132603	9083	8/26/08	\$799,988	\$704,000	2390	9	2008	3	10001	N	N	15749 GREENWOOD AVE N
2 - 4	132603	9084	9/24/08	\$800,000	\$710,000	2390	9	2008	3	10001	N	N	15751 GREENWOOD AVE N
2 - 4	132603	9004	9/24/08	\$699,000	\$620,000	2420	9	2008	3	10011	N	N	15747 GREENWOOD AVE N
3 - 3	397170	1425	5/27/09	\$179,950	\$170,000	630	5	1945	3	7750	N	N	19050 12TH AVE NE
3 - 3	092710	0475	12/9/09	\$176,000	\$175,000	680	5	1942	4	6144	N	N	809 NE 180TH ST
3 - 3	255530	0065	6/18/08	\$245,000	\$211,000	660	6	1949	3	8170	N	N	18516 10TH AVE NE
3 - 3	397170	1300	7/23/08	\$359,000	\$313,000	680	6	1924	4	9367	N	N	19221 15TH AVE NE
3 - 3	402410	1434	4/8/09	\$220,000	\$206,000	1010	6	1948	3	7200	N	N	2444 NE 182ND ST
3 - 3	397290	0180	1/2/08	\$290,000	\$238,000	1010	6	1935	4	7000	N	N	1811 NE 189TH ST
3 - 3	397230	0110	5/6/08	\$312,500	\$266,000	1140	6	1948	5	8977	N	N	19216 11TH AVE NE
3 - 3	397170	2034	9/4/09	\$240,000	\$233,000	1180	6	1950	3	9882	N	N	1626 NE 190TH ST
3 - 3	255530	0040	5/27/08	\$285,000	\$244,000	1260	6	1949	4	8928	N	N	18922 10TH AVE NE
3 - 3	255530	0085	5/20/08	\$367,500	\$315,000	1310	6	1949	4	8186	N	N	18540 10TH AVE NE
3 - 3	397290	0167	3/25/09	\$259,000	\$241,000	790	7	1928	4	6250	N	N	18910 18TH AVE NE
3 - 3	144520	0250	4/2/08	\$324,950	\$274,000	890	7	2006	3	959	N	N	19050 14TH CT NE
3 - 3	402410	0803	5/20/09	\$229,000	\$216,000	900	7	1951	3	6167	N	N	17543 25TH AVE NE
3 - 3	613690	0075	6/9/08	\$314,700	\$271,000	900	7	1952	3	6950	N	N	17529 11TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 3	255590	0140	6/30/09	\$300,000	\$286,000	950	7	1951	3	9605	N	N	1241 NE 188TH ST
3 - 3	402410	1520	3/6/08	\$329,900	\$276,000	1010	7	1952	4	7200	N	N	1645 NE 185TH ST
3 - 3	616390	0891	8/19/09	\$359,000	\$347,000	1050	7	1954	3	8806	N	N	1123 NE 180TH ST
3 - 3	397170	1485	5/11/09	\$268,000	\$253,000	1090	7	1957	3	14586	N	N	19248 12TH AVE NE
3 - 3	402410	0810	8/22/08	\$347,500	\$305,000	1090	7	1951	4	7410	N	N	2259 NE 177TH ST
3 - 3	255590	0390	9/8/08	\$299,000	\$264,000	1100	7	1978	3	13260	N	N	1425 NE 190TH ST
3 - 3	092710	0455	6/23/08	\$341,000	\$295,000	1100	7	1976	3	7360	N	N	17814 8TH AVE NE
3 - 3	616390	0893	7/10/08	\$375,000	\$326,000	1100	7	1954	4	8320	N	N	1105 NE 180TH ST
3 - 3	092710	0337	1/10/08	\$383,000	\$316,000	1110	7	1961	3	9320	N	N	816 NE 175TH ST
3 - 3	255590	0195	3/12/08	\$385,000	\$323,000	1130	7	1955	3	8680	N	N	1031 NE 188TH ST
3 - 3	402410	1635	9/3/08	\$376,500	\$332,000	1190	7	1948	3	7002	N	N	17821 24TH PL NE
3 - 3	397230	0100	4/29/09	\$429,950	\$404,000	1190	7	1975	3	8968	N	N	19206 11TH AVE NE
3 - 3	397230	0193	5/8/08	\$380,000	\$324,000	1210	7	1951	4	9150	N	N	1024 NE 190TH ST
3 - 3	397170	1991	3/10/09	\$240,000	\$223,000	1250	7	1977	3	9750	N	N	1707 NE 192ND ST
3 - 3	397290	0305	3/31/09	\$277,000	\$258,000	1250	7	1971	3	7090	N	N	18721 18TH AVE NE
3 - 3	092710	0447	1/29/08	\$399,990	\$332,000	1350	7	1949	3	8303	N	N	802 NE SERPENTINE PL
3 - 3	566510	0025	3/5/09	\$327,600	\$304,000	1360	7	1954	3	6272	N	N	1256 NE 184TH PL
3 - 3	397170	1315	3/7/08	\$355,000	\$298,000	1370	7	1935	5	7543	N	N	19203 15TH AVE NE
3 - 3	566510	0015	10/21/08	\$343,500	\$307,000	1370	7	1954	4	6263	N	N	1248 NE 184TH PL
3 - 3	402470	0071	4/18/08	\$338,000	\$287,000	1410	7	1969	3	7475	N	N	18236 24TH AVE NE
3 - 3	402410	1656	5/4/09	\$257,000	\$242,000	1470	7	1950	3	10750	N	N	2420 NE 178TH ST
3 - 3	092710	0409	1/23/08	\$315,000	\$261,000	1490	7	1976	3	7200	N	N	924 NE 178TH PL
3 - 3	616390	0501	9/28/09	\$319,000	\$312,000	1530	7	1959	3	7238	N	N	1217 NE 185TH ST
3 - 3	402410	0901	9/5/08	\$400,000	\$353,000	1620	7	1950	4	7289	N	N	1812 NE 175TH ST
3 - 3	397290	0508	7/26/09	\$410,000	\$394,000	1680	7	1950	4	8200	N	N	1604 NE 186TH ST
3 - 3	397230	0090	7/1/08	\$385,000	\$334,000	1910	7	1939	5	13540	N	N	1114 NE PERKINS WAY
3 - 3	397170	1995	10/9/08	\$350,000	\$312,000	1930	7	1969	3	7500	N	N	19045 18TH AVE NE
3 - 3	812340	0080	10/1/09	\$374,000	\$366,000	1350	8	1962	3	7410	N	N	17713 22ND AVE NE
3 - 3	402410	1547	10/5/09	\$345,000	\$338,000	1580	8	2003	3	6350	N	N	18228 24TH AVE NE
3 - 3	402410	0301	10/22/09	\$448,000	\$440,000	1580	8	1999	3	6065	N	N	17701 22ND PL NE
3 - 3	402410	0317	8/17/09	\$350,000	\$338,000	1590	8	1999	3	5160	N	N	17720 22ND PL NE

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 3	207150	0090	5/26/09	\$370,000	\$350,000	1650	8	1961	3	7878	N	N	18434 16TH AVE NE
3 - 3	616390	0621	1/22/08	\$405,000	\$335,000	1710	8	2007	3	1355	N	N	17510 12TH AVE NE
3 - 3	616390	0625	9/10/09	\$308,000	\$300,000	1860	8	2006	3	1787	N	N	17520 A 12TH AVE NE
3 - 3	616390	0629	8/22/08	\$395,000	\$347,000	1860	8	2007	3	1284	N	N	17516 12TH AVE NE
3 - 3	616390	0628	3/25/08	\$415,000	\$350,000	1860	8	2007	3	1787	N	N	17514 12TH AVE NE
3 - 3	397230	0175	6/24/09	\$499,950	\$477,000	2570	8	2008	3	9386	N	N	19031 12TH AVE NE
3 - 3	402410	0136	11/2/09	\$564,900	\$557,000	1820	9	2005	3	11400	N	N	18029 24TH AVE NE
3 - 3	255590	0146	6/9/09	\$531,000	\$504,000	2370	9	2007	3	7203	N	N	1257 NE 188TH ST
3 - 3	397290	0235	2/18/09	\$470,000	\$434,000	2380	9	2007	3	7545	N	N	1834 NE PERKINS WAY
3 - 3	616390	0903	5/6/08	\$590,000	\$503,000	2450	9	2007	3	7317	N	N	17741 12TH AVE NE
3 - 3	402410	1476	10/20/08	\$467,826	\$418,000	2750	9	1994	3	8048	N	N	2478 NE 183RD LN
3 - 5	730530	0095	6/8/09	\$175,000	\$166,000	740	6	1948	3	8152	N	N	223 NE 175TH ST
3 - 5	741770	0662	5/22/09	\$243,000	\$230,000	740	6	1950	4	10500	N	N	19602 19TH AVE NE
3 - 5	616390	0190	5/15/08	\$274,500	\$235,000	760	6	1947	4	5462	N	N	18022 9TH AVE NE
3 - 5	741710	0110	6/25/09	\$332,500	\$317,000	770	6	1941	3	40495	N	N	19611 FOREST PARK DR NE
3 - 5	923590	0015	9/16/09	\$223,500	\$218,000	860	6	2003	3	6860	N	N	111 NE 167TH ST
3 - 5	730530	0040	9/25/08	\$271,800	\$241,000	910	6	1948	3	8152	N	N	216 NE 174TH ST
3 - 5	741710	0022	4/24/08	\$348,000	\$296,000	910	6	1938	4	9241	N	N	19921 FOREST PARK DR NE
3 - 5	730590	0020	4/22/08	\$302,000	\$256,000	920	6	1949	3	8343	N	N	16739 5TH AVE NE
3 - 5	730530	0105	5/2/08	\$350,000	\$298,000	940	6	1948	3	8309	N	N	304 NE 174TH ST
3 - 5	261070	0025	10/9/09	\$234,000	\$229,000	960	6	1948	3	8152	N	N	334 NE 158TH ST
3 - 5	092710	0182	6/17/09	\$257,000	\$245,000	990	6	1945	3	16061	N	N	528 NE SERPENTINE PL
3 - 5	730530	0160	7/16/08	\$225,500	\$196,000	1010	6	1948	3	7784	N	N	311 NE 175TH ST
3 - 5	616390	0152	8/13/08	\$279,990	\$246,000	1100	6	1947	3	7672	N	N	18302 9TH AVE NE
3 - 5	616390	0170	7/16/08	\$295,000	\$257,000	1100	6	1947	3	7554	N	N	18048 9TH AVE NE
3 - 5	261010	0075	9/9/08	\$310,000	\$274,000	1110	6	1947	5	7200	N	N	410 NE 155TH ST
3 - 5	572750	0138	3/5/08	\$330,000	\$276,000	1130	6	1952	4	7560	N	N	16753 3RD AVE NE
3 - 5	616390	0153	10/28/09	\$234,950	\$231,000	1150	6	1947	3	7572	N	N	18066 9TH AVE NE
3 - 5	730530	0645	9/10/08	\$367,000	\$324,000	2150	6	1948	4	8407	N	N	17223 4TH AVE NE
3 - 5	378210	0080	2/21/08	\$286,000	\$239,000	790	7	1955	3	8100	N	N	20314 21ST AVE NE
3 - 5	572750	0148	7/10/09	\$273,000	\$261,000	860	7	1953	4	7245	N	N	16728 2ND AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
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Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 5	111510	0200	3/24/08	\$364,500	\$307,000	860	7	1978	3	9105	N	N	230 NE SERPENTINE PL
3 - 5	730530	0600	4/21/09	\$277,500	\$260,000	910	7	1948	5	8410	N	N	17029 4TH AVE NE
3 - 5	741870	0040	8/27/08	\$250,000	\$220,000	960	7	1953	3	10586	N	N	2536 NE 203RD ST
3 - 5	378270	0075	4/14/08	\$263,000	\$223,000	960	7	1954	3	9450	N	N	2737 NE 205TH ST
3 - 5	378210	0035	5/14/08	\$308,551	\$264,000	960	7	1955	3	8100	N	N	20312 22ND AVE NE
3 - 5	402290	1211	12/16/09	\$275,000	\$274,000	960	7	1957	3	10000	N	N	19830 25TH AVE NE
3 - 5	378270	0090	9/25/09	\$280,000	\$273,000	1020	7	1954	5	19916	N	N	20407 30TH AVE NE
3 - 5	398530	0352	12/28/09	\$240,000	\$240,000	1030	7	1980	3	10122	N	N	19243 11TH AVE NE
3 - 5	730130	0290	8/8/08	\$350,000	\$306,000	1030	7	1955	5	6142	N	N	309 NE 163RD ST
3 - 5	052604	9044	7/13/09	\$245,000	\$235,000	1050	7	1953	4	8763	N	N	18528 7TH AVE NE
3 - 5	092710	0151	6/17/08	\$335,000	\$289,000	1050	7	1953	4	8145	N	N	17911 8TH AVE NE
3 - 5	397170	0642	4/15/08	\$375,000	\$318,000	1050	7	1986	3	7980	N	N	1216 NE 198TH ST
3 - 5	572750	0176	7/15/09	\$349,922	\$335,000	1050	7	1956	3	6996	N	N	16752 3RD AVE NE
3 - 5	111510	0155	1/31/08	\$460,000	\$381,000	1130	7	1976	3	6250	N	N	360 NE SERPENTINE PL
3 - 5	041110	0020	7/29/08	\$310,600	\$271,000	1140	7	1950	5	8263	N	N	15408 2ND AVE NE
3 - 5	398530	0347	1/25/08	\$380,000	\$315,000	1140	7	1960	5	7324	N	N	19265 11TH AVE NE
3 - 5	397170	1001	4/3/09	\$340,000	\$317,000	1140	7	1979	3	10174	N	N	1116 NE 195TH CT
3 - 5	211160	0095	12/1/09	\$237,000	\$235,000	1160	7	1966	4	7112	N	N	15924 1ST AVE NE
3 - 5	741770	0210	3/17/09	\$338,000	\$314,000	1170	7	1967	3	9750	N	N	19623 19TH AVE NE
3 - 5	378270	0120	4/3/08	\$341,230	\$288,000	1190	7	1954	4	9719	N	N	2702 NE 204TH ST
3 - 5	111510	0164	9/9/09	\$360,000	\$350,000	1220	7	1987	3	8398	N	N	336 NE SERPENTINE PL
3 - 5	092800	0080	5/15/08	\$430,000	\$368,000	1230	7	1961	3	7310	N	N	17549 8TH AVE NE
3 - 5	615940	0035	12/1/08	\$293,875	\$266,000	1280	7	1966	3	8443	N	N	118 NE 159TH ST
3 - 5	092800	0020	8/25/08	\$345,000	\$304,000	1280	7	1962	3	7279	N	N	17553 7TH AVE NE
3 - 5	183450	0025	3/27/09	\$332,500	\$310,000	1300	7	1954	3	8184	N	N	16610 3RD AVE NE
3 - 5	730070	0025	3/28/08	\$315,000	\$266,000	1310	7	1950	3	6960	N	N	334 NE 162ND ST
3 - 5	730130	0050	4/27/09	\$329,950	\$310,000	1330	7	1961	3	6180	N	N	146 NE 164TH ST
3 - 5	263690	0127	3/6/08	\$335,000	\$281,000	1340	7	1952	3	10098	N	N	20325 25TH AVE NE
3 - 5	397170	1103	4/8/09	\$365,700	\$342,000	1350	7	1997	3	10257	N	N	19509 14TH AVE NE
3 - 5	183450	0070	11/11/09	\$325,000	\$321,000	1380	7	1953	3	6471	N	N	16520 3RD AVE NE
3 - 5	092710	0142	5/13/08	\$335,500	\$287,000	1390	7	1952	3	8064	N	N	701 NE 180TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
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Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 5	572750	0302	12/8/09	\$329,000	\$327,000	1420	7	1955	3	6120	N	N	143 NE 166TH ST
3 - 5	263690	0282	4/21/08	\$475,000	\$403,000	1590	7	1967	3	19300	Y	N	19565 23RD AVE NE
3 - 5	572750	0177	12/28/09	\$380,000	\$380,000	1790	7	1954	4	6251	N	N	16766 3RD AVE NE
3 - 5	741870	0080	9/18/08	\$360,000	\$319,000	1860	7	1954	4	9590	N	N	2531 NE 204TH ST
3 - 5	572750	0200	4/14/08	\$449,900	\$381,000	1960	7	1953	4	10500	N	N	342 NE 167TH ST
3 - 5	010900	0025	9/18/09	\$348,000	\$339,000	2320	7	1964	3	7865	N	N	2723 NE 203RD ST
3 - 5	397170	1030	2/14/08	\$445,000	\$371,000	1190	8	2007	3	4717	N	N	1213 NE 198TH ST
3 - 5	572750	0166	12/9/08	\$336,500	\$305,000	1370	8	1951	4	8454	N	N	16706 3RD AVE NE
3 - 5	402290	0972	6/18/08	\$453,500	\$391,000	1490	8	1964	3	14566	N	N	2724 NE 195TH PL
3 - 5	402290	0993	8/10/09	\$315,000	\$304,000	1500	8	1950	3	19140	N	N	2804 NE 195TH ST
3 - 5	397170	1036	7/23/08	\$395,000	\$344,000	1610	8	2006	3	4717	N	N	1215 NE 198TH ST
3 - 5	397170	1040	4/15/08	\$419,000	\$355,000	1610	8	2007	3	4717	N	N	1217 NE 198TH ST
3 - 5	092710	0159	10/27/08	\$380,000	\$340,000	1760	8	1966	4	12625	N	N	538 NE SERPENTINE PL
3 - 5	398530	0177	8/11/09	\$500,000	\$483,000	2880	8	1985	3	7300	N	N	20123 FOREST PARK DR NE
3 - 5	572750	0168	12/2/08	\$564,990	\$511,000	2680	9	2008	3	7224	N	N	16710 3RD AVE NE
3 - 5	572750	0169	6/9/09	\$570,000	\$541,000	2990	9	2008	3	9000	N	N	310 NE 167TH ST
3 - 5	572750	0169	8/18/08	\$635,000	\$558,000	2990	9	2008	3	9000	N	N	310 NE 167TH ST
3 - 6	756870	0815	1/23/08	\$180,000	\$149,000	790	5	1946	3	7440	N	N	14552 5TH AVE NE
3 - 6	040810	0025	6/21/09	\$225,000	\$214,000	700	6	1950	3	8220	N	N	16835 11TH AVE NE
3 - 6	040810	0150	3/16/09	\$270,000	\$251,000	700	6	1949	4	6000	N	N	16824 11TH PL NE
3 - 6	756870	0570	9/8/09	\$318,500	\$310,000	700	6	1942	4	10141	N	N	14715 8TH AVE NE
3 - 6	343250	1065	12/28/09	\$260,000	\$260,000	740	6	1934	3	8139	N	N	15825 12TH AVE NE
3 - 6	343250	0140	3/9/09	\$250,000	\$232,000	750	6	1952	3	6902	N	N	15522 14TH AVE NE
3 - 6	756870	0275	7/29/09	\$235,000	\$226,000	790	6	1941	3	7247	N	N	503 NE 155TH ST
3 - 6	756870	0475	11/13/09	\$300,000	\$296,000	790	6	1941	3	10154	N	N	14819 8TH AVE NE
3 - 6	730430	0096	3/24/08	\$359,000	\$302,000	800	6	1947	4	8184	N	N	15831 6TH AVE NE
3 - 6	730430	0480	7/14/08	\$296,000	\$257,000	810	6	1947	3	7225	N	N	15842 8TH AVE NE
3 - 6	730430	0205	2/12/08	\$318,500	\$265,000	810	6	1947	3	8184	N	N	15510 6TH AVE NE
3 - 6	730430	0145	6/10/09	\$280,000	\$266,000	810	6	1947	4	8184	N	N	15537 6TH AVE NE
3 - 6	730430	0145	5/1/08	\$315,000	\$268,000	810	6	1947	4	8184	N	N	15537 6TH AVE NE
3 - 6	730430	1345	7/8/08	\$315,000	\$273,000	810	6	1947	3	8184	N	N	16024 5TH AVE NE

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(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 6	756870	0125	4/16/08	\$332,000	\$281,000	820	6	1939	4	7440	N	N	15262 6TH AVE NE
3 - 6	663290	0502	1/27/09	\$269,000	\$247,000	830	6	1945	3	10530	N	N	1025 NE 155TH ST
3 - 6	756870	0505	5/21/09	\$306,000	\$289,000	830	6	1939	3	7440	N	N	14814 6TH AVE NE
3 - 6	730430	0645	2/6/09	\$322,000	\$296,000	840	6	1948	3	8184	N	N	15806 9TH AVE NE
3 - 6	756870	0160	4/18/08	\$314,900	\$267,000	890	6	1947	3	7440	N	N	15261 6TH AVE NE
3 - 6	040810	0230	3/20/08	\$269,950	\$227,000	900	6	1949	3	7020	N	N	16806 11TH AVE NE
3 - 6	756870	0290	7/8/08	\$308,250	\$268,000	900	6	1949	3	7440	N	N	14873 6TH AVE NE
3 - 6	730430	0930	7/22/08	\$309,000	\$269,000	910	6	1947	4	8184	N	N	16039 10TH AVE NE
3 - 6	663290	0569	9/24/09	\$320,000	\$312,000	940	6	1944	4	8075	N	N	14805 12TH AVE NE
3 - 6	343250	1256	4/28/09	\$315,000	\$296,000	980	6	1950	4	7179	N	N	1111 NE 165TH ST
3 - 6	730430	0885	10/12/09	\$305,000	\$299,000	1020	6	1947	3	8184	N	N	16257 10TH AVE NE
3 - 6	343250	0465	10/7/09	\$290,000	\$284,000	1040	6	1950	3	6912	N	N	16218 14TH AVE NE
3 - 6	756870	0520	7/22/09	\$309,000	\$297,000	1070	6	1939	3	7440	N	N	14830 6TH AVE NE
3 - 6	663290	0571	12/29/09	\$242,419	\$242,000	1080	6	1942	3	20355	N	N	14811 12TH AVE NE
3 - 6	343250	1500	7/27/09	\$283,500	\$273,000	1100	6	1952	3	8139	N	N	15833 11TH AVE NE
3 - 6	756870	0225	8/18/08	\$274,900	\$241,000	1120	6	1947	4	6820	N	N	15214 5TH AVE NE
3 - 6	343250	0210	3/18/08	\$303,000	\$255,000	1130	6	1945	3	6908	N	N	15847 15TH AVE NE
3 - 6	756870	0315	8/10/09	\$301,500	\$291,000	1130	6	1951	4	7440	N	N	14845 6TH AVE NE
3 - 6	730430	0500	3/25/08	\$359,500	\$303,000	1170	6	1947	4	8185	N	N	15823 9TH AVE NE
3 - 6	730430	1010	8/24/09	\$340,000	\$329,000	1180	6	1947	3	11245	N	N	16226 8TH AVE NE
3 - 6	730430	1430	11/6/08	\$225,000	\$202,000	1230	6	1947	4	9300	N	N	16269 6TH AVE NE
3 - 6	730430	0035	4/3/09	\$327,000	\$305,000	1230	6	1947	4	8184	N	N	15648 5TH AVE NE
3 - 6	040810	0055	9/15/09	\$325,000	\$316,000	1350	6	1950	3	6960	N	N	16817 11TH AVE NE
3 - 6	616390	1135	2/7/08	\$360,000	\$299,000	950	7	1987	3	10385	N	N	17028 8TH AVE NE
3 - 6	663290	0463	10/29/09	\$305,000	\$300,000	970	7	1977	3	7960	N	N	1103 NE 153RD PL
3 - 6	343250	0020	11/17/09	\$265,000	\$262,000	1000	7	1962	3	6901	N	N	15517 15TH AVE NE
3 - 6	663290	0412	9/10/08	\$330,000	\$292,000	1040	7	1967	3	5638	N	N	15216 12TH AVE NE
3 - 6	254810	0187	2/25/09	\$350,000	\$324,000	1040	7	1997	3	6878	N	N	16910 15TH AVE NE
3 - 6	616390	1392	10/29/08	\$312,000	\$279,000	1060	7	1955	3	8384	N	N	17216 11TH AVE NE
3 - 6	756870	0340	3/24/08	\$355,000	\$299,000	1060	7	1948	3	7440	N	N	14815 6TH AVE NE
3 - 6	616390	1330	8/28/08	\$349,950	\$308,000	1060	7	1970	3	8037	N	N	17247 11TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 6	670370	0070	8/6/08	\$336,000	\$294,000	1100	7	1960	3	11254	N	N	14601 9TH AVE NE
3 - 6	670310	0045	6/25/09	\$365,900	\$349,000	1100	7	1954	3	7475	N	N	14820 9TH PL NE
3 - 6	343250	1174	7/1/08	\$305,000	\$264,000	1120	7	1965	4	8137	N	N	15812 11TH AVE NE
3 - 6	616390	1100	1/17/08	\$330,000	\$273,000	1130	7	1951	4	7980	N	N	612 NE 170TH ST
3 - 6	663290	0551	11/11/09	\$358,000	\$354,000	1130	7	1976	3	11851	N	N	15217 11TH AVE NE
3 - 6	343250	0785	9/14/09	\$384,000	\$374,000	1160	7	1975	3	8282	N	N	15527 14TH AVE NE
3 - 6	343250	0915	5/11/09	\$319,600	\$301,000	1170	7	1960	3	8131	N	N	15517 12TH AVE NE
3 - 6	670370	0055	11/1/09	\$303,000	\$299,000	1200	7	1952	3	6600	N	N	14613 9TH AVE NE
3 - 6	343250	0969	10/14/08	\$360,000	\$321,000	1200	7	1949	3	7024	N	N	1121 NE 158TH ST
3 - 6	616390	1111	5/28/08	\$332,000	\$285,000	1210	7	1951	4	6566	N	N	820 NE 170TH ST
3 - 6	417950	0070	7/21/09	\$325,000	\$312,000	1280	7	1955	3	7235	N	N	839 NE 152ND ST
3 - 6	616390	1220	5/22/09	\$300,000	\$284,000	1290	7	1988	3	10740	N	N	17033 10TH AVE NE
3 - 6	663290	0740	10/30/08	\$365,000	\$327,000	1300	7	1961	3	6808	N	N	1115 NE 147TH ST
3 - 6	756870	0695	7/1/09	\$305,000	\$291,000	1320	7	1955	3	7440	N	N	14572 6TH AVE NE
3 - 6	663290	0751	7/10/09	\$355,000	\$340,000	1350	7	1961	3	9750	N	N	1124 NE 147TH ST
3 - 6	616390	1402	12/29/08	\$282,000	\$257,000	1390	7	1957	3	8515	N	N	17211 12TH AVE NE
3 - 6	616390	1861	3/20/08	\$338,500	\$285,000	1420	7	1949	4	9450	N	N	16744 5TH AVE NE
3 - 6	663290	0539	4/13/09	\$458,400	\$429,000	1420	7	1978	3	15872	N	N	15233 11TH AVE NE
3 - 6	663150	0060	11/30/09	\$325,000	\$322,000	1430	7	1960	3	6967	N	N	1045 NE 154TH ST
3 - 6	616390	1300	9/14/09	\$262,000	\$255,000	1480	7	1947	5	10688	N	N	17212 10TH AVE NE
3 - 6	616390	1353	5/13/08	\$315,000	\$269,000	1480	7	1954	3	8400	N	N	1014 NE 175TH ST
3 - 6	343250	1175	9/28/09	\$315,000	\$308,000	1500	7	1966	4	8137	N	N	15804 11TH AVE NE
3 - 6	616390	1405	4/17/09	\$360,000	\$337,000	1500	7	1938	4	8515	N	N	17203 12TH AVE NE
3 - 6	756870	0095	3/11/08	\$325,000	\$273,000	1510	7	1940	3	7440	N	N	15224 6TH AVE NE
3 - 6	663290	0380	4/1/09	\$299,950	\$280,000	1530	7	1949	3	9752	N	N	15254 12TH AVE NE
3 - 6	417950	0085	9/3/08	\$268,000	\$236,000	1580	7	1955	3	7235	N	N	821 NE 152ND ST
3 - 6	254810	0115	4/8/08	\$326,000	\$276,000	1600	7	1952	3	7015	N	N	16811 15TH AVE NE
3 - 6	756870	0440	7/25/08	\$375,000	\$327,000	1610	7	1995	3	10168	N	N	15103 8TH AVE NE
3 - 6	730430	0970	5/7/09	\$279,000	\$263,000	1670	7	1947	3	11234	N	N	16016 8TH AVE NE
3 - 6	730430	1231	7/28/08	\$315,000	\$275,000	1680	7	2007	3	2229	N	N	603 NE 165TH ST
3 - 6	616390	1252	1/23/08	\$420,000	\$348,000	1820	7	1944	4	7910	N	N	17002 10TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 6	616390	1091	12/22/09	\$305,000	\$304,000	1850	7	1950	5	11789	N	N	17015 8TH AVE NE
3 - 6	343250	0780	11/16/09	\$335,000	\$331,000	1890	7	1952	4	8282	N	N	15521 14TH AVE NE
3 - 6	343250	0520	10/7/09	\$327,500	\$321,000	1950	7	1950	4	8296	N	N	16243 14TH AVE NE
3 - 6	343250	0475	7/2/09	\$440,000	\$420,000	2360	7	2008	3	6911	N	N	16208 14TH AVE NE
3 - 6	064210	0005	4/8/08	\$499,450	\$422,000	1630	8	1956	3	12511	N	N	1121 NE 146TH ST
3 - 6	254810	0156	1/2/08	\$490,000	\$403,000	2220	8	2007	3	7400	N	N	1203 NE 168TH ST
3 - 6	343250	0682	12/3/08	\$470,000	\$425,000	2630	8	2008	3	7201	N	N	1221 NE 162ND ST
3 - 7	666890	0005	5/15/08	\$306,900	\$262,000	700	6	1949	5	5559	N	N	1557 NE 166TH ST
3 - 7	162604	9076	4/23/08	\$324,950	\$276,000	720	6	1953	3	10380	N	N	14730 23RD AVE NE
3 - 7	399570	0280	6/10/08	\$245,000	\$211,000	770	6	1948	2	8155	N	N	15323 27TH AVE NE
3 - 7	399570	0325	7/18/08	\$265,000	\$231,000	770	6	1948	3	8149	N	N	15346 25TH AVE NE
3 - 7	558990	0761	9/22/08	\$288,000	\$255,000	770	6	1943	3	6731	N	N	16805 16TH AVE NE
3 - 7	399570	0195	4/28/09	\$271,000	\$255,000	770	6	1948	5	8146	N	N	15523 27TH AVE NE
3 - 7	399630	0055	9/19/08	\$260,000	\$230,000	790	6	1950	4	8793	N	N	15805 28TH AVE NE
3 - 7	373950	0056	12/15/09	\$297,000	\$296,000	800	6	1950	3	8202	N	N	2010 NE 147TH ST
3 - 7	350010	0180	5/12/08	\$285,000	\$243,000	840	6	1939	4	8204	N	N	14515 27TH AVE NE
3 - 7	373890	0035	9/22/08	\$305,000	\$270,000	860	6	1948	3	8189	N	N	14541 22ND AVE NE
3 - 7	399690	0345	9/19/08	\$293,000	\$260,000	900	6	1948	4	7662	N	N	16058 26TH AVE NE
3 - 7	558930	0550	11/5/09	\$285,000	\$281,000	900	6	1934	4	5529	N	N	1888 NE 171ST ST
3 - 7	367050	0795	5/14/09	\$300,000	\$283,000	970	6	1942	4	8108	N	N	1740 NE 148TH ST
3 - 7	373890	0020	3/16/09	\$215,000	\$200,000	1180	6	1948	3	8183	N	N	14523 22ND AVE NE
3 - 7	373950	0035	5/28/08	\$339,500	\$291,000	1190	6	1952	3	8189	N	N	14538 20TH AVE NE
3 - 7	367050	0155	9/2/08	\$300,000	\$265,000	1310	6	1928	4	8109	N	N	1528 NE 147TH ST
3 - 7	373890	0155	10/1/09	\$315,000	\$308,000	1550	6	1948	3	8240	N	N	14759 23RD AVE NE
3 - 7	666890	0140	8/14/09	\$250,000	\$241,000	850	7	1949	3	7379	N	N	16626 15TH AVE NE
3 - 7	402530	0385	4/3/08	\$194,000	\$164,000	870	7	1947	2	13500	N	N	16522 25TH AVE NE
3 - 7	156810	0375	2/25/08	\$280,000	\$234,000	880	7	1948	4	8504	N	N	14720 31ST AVE NE
3 - 7	666890	0065	1/23/09	\$270,000	\$247,000	880	7	1949	3	5924	N	N	16504 15TH AVE NE
3 - 7	399570	0230	3/7/08	\$365,000	\$306,000	890	7	1948	3	8150	N	N	15340 26TH AVE NE
3 - 7	402530	0240	8/11/08	\$368,000	\$322,000	920	7	1947	3	10125	N	N	16534 22ND AVE NE
3 - 7	558990	0330	8/11/08	\$315,000	\$276,000	970	7	1946	3	9951	N	N	16903 25TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 7	156810	0087	4/21/08	\$295,000	\$250,000	1050	7	2003	3	1716	N	N	14731 31ST AVE NE
3 - 7	255830	0025	11/20/08	\$301,800	\$272,000	1120	7	1952	3	8204	N	N	14733 25TH AVE NE
3 - 7	350010	0054	11/26/08	\$319,000	\$288,000	1130	7	1947	3	8183	N	N	14733 27TH AVE NE
3 - 7	402530	0030	1/14/08	\$335,500	\$277,000	1150	7	1948	3	11327	N	N	16527 21ST AVE NE
3 - 7	402530	0015	11/17/09	\$295,000	\$292,000	1150	7	1948	3	11290	N	N	16549 21ST AVE NE
3 - 7	402530	0285	7/25/08	\$230,000	\$201,000	1190	7	1946	3	8875	N	N	16513 25TH AVE NE
3 - 7	399630	0075	12/17/09	\$215,000	\$214,000	1190	7	1948	3	8147	N	N	15829 28TH AVE NE
3 - 7	399690	0335	9/29/08	\$299,000	\$266,000	1230	7	1948	4	8149	N	N	16053 27TH AVE NE
3 - 7	399690	0085	8/5/08	\$405,000	\$354,000	1250	7	1986	3	23294	N	N	16340 28TH PL NE
3 - 7	350010	0076	7/2/09	\$375,000	\$358,000	1260	7	1964	3	7889	N	N	14757 28TH AVE NE
3 - 7	558930	0625	6/13/08	\$412,000	\$355,000	1290	7	1952	4	8800	N	N	2211 NE 175TH ST
3 - 7	558990	0695	10/21/09	\$402,500	\$395,000	1300	7	1962	4	9046	N	N	1634 NE 168TH ST
3 - 7	558990	0700	5/1/08	\$330,000	\$281,000	1370	7	1931	4	9046	N	N	1628 NE 168TH ST
3 - 7	399570	0220	8/26/08	\$355,000	\$312,000	1380	7	1948	4	8147	N	N	15352 26TH AVE NE
3 - 7	558990	0755	10/3/08	\$344,950	\$307,000	1470	7	1958	3	9519	N	N	1516 NE 168TH ST
3 - 7	402530	0100	8/19/08	\$315,000	\$277,000	1480	7	1948	3	11986	N	N	2115 NE 168TH ST
3 - 7	256990	0040	7/8/08	\$345,000	\$299,000	1550	7	1950	3	7150	N	N	17415 17TH PL NE
3 - 7	156810	0273	1/24/08	\$372,000	\$308,000	1560	7	2007	3	1560	N	N	14508 31ST AVE NE
3 - 7	156810	0272	2/11/08	\$379,950	\$316,000	1560	7	2007	3	1550	N	N	14506 31ST AVE NE
3 - 7	156810	0270	1/30/08	\$357,000	\$296,000	1570	7	2007	3	1633	N	N	14502 31ST AVE NE
3 - 7	156810	0271	4/8/08	\$356,950	\$302,000	1570	7	2007	3	1631	N	N	14504 31ST AVE NE
3 - 7	373950	0050	8/13/08	\$390,000	\$342,000	1570	7	1952	3	8245	N	N	14556 20TH AVE NE
3 - 7	558990	0211	3/29/08	\$310,000	\$261,000	1600	7	1951	3	9520	N	N	16915 22ND AVE NE
3 - 7	666890	0111	4/11/08	\$515,000	\$436,000	1610	7	1993	3	7052	N	N	16501 16TH AVE NE
3 - 7	399690	0550	3/24/08	\$353,000	\$297,000	1660	7	1948	5	8149	N	N	16016 25TH AVE NE
3 - 7	402530	0130	3/19/08	\$399,950	\$336,000	1720	7	1949	4	10688	N	N	16527 22ND AVE NE
3 - 7	256990	0005	11/18/08	\$305,000	\$275,000	1750	7	1951	3	11600	N	N	17400 17TH PL NE
3 - 7	162604	9064	10/15/09	\$460,500	\$452,000	1940	7	2005	3	8100	N	N	15504 27TH AVE NE
3 - 7	558930	0435	6/10/08	\$385,000	\$332,000	2180	7	1950	3	10617	N	N	1836 NE 170TH ST
3 - 7	558990	0140	4/18/08	\$391,000	\$332,000	1290	8	1960	3	9519	N	N	1523 NE 170TH ST
3 - 7	162604	9091	3/20/08	\$424,900	\$357,000	1320	8	1979	3	11245	N	N	14714 23RD AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 7	558930	0510	12/7/09	\$413,000	\$410,000	2470	8	2006	3	9096	N	N	1853 NE 172ND ST
3 - 7	558930	0425	1/18/08	\$630,000	\$520,000	2780	9	2007	3	7662	N	N	1846 NE 170TH ST
89 - 2	618770	0490	8/19/09	\$283,000	\$274,000	840	6	1955	3	7199	N	N	20139 6TH PL NE
89 - 2	222530	0141	5/29/09	\$225,000	\$213,000	950	6	1947	3	15540	N	N	2338 N 185TH ST
89 - 2	618770	0160	9/29/08	\$263,000	\$234,000	980	6	1951	3	7472	N	N	810 NE 201ST ST
89 - 2	012710	0010	3/18/08	\$293,000	\$246,000	1500	6	1948	3	6499	N	N	1644 N 200TH ST
89 - 2	107210	0135	8/15/08	\$350,000	\$307,000	820	7	1954	3	8640	N	N	19259 BURKE AVE N
89 - 2	397170	0400	3/20/08	\$282,500	\$238,000	870	7	1950	3	12196	N	N	814 NE 200TH ST
89 - 2	618770	0355	10/14/09	\$259,900	\$255,000	960	7	1953	3	8519	N	N	20130 6TH AVE NE
89 - 2	223150	0080	10/6/08	\$410,000	\$365,000	1020	7	1954	4	10339	Y	N	19619 ASHWORTH AVE N
89 - 2	062604	9062	3/10/08	\$329,950	\$277,000	1030	7	1955	4	7200	N	N	18510 WALLINGFORD AVE N
89 - 2	107210	0120	5/20/08	\$430,000	\$368,000	1030	7	1953	4	8640	N	N	19241 BURKE AVE N
89 - 2	566610	0110	9/22/09	\$288,000	\$281,000	1040	7	1954	3	8200	N	N	321 NE 194TH ST
89 - 2	618770	0170	4/10/09	\$280,000	\$262,000	1070	7	1951	4	7200	N	N	822 NE 201ST ST
89 - 2	107510	0115	7/27/09	\$285,000	\$274,000	1070	7	1954	3	8887	N	N	19512 WALLINGFORD AVE N
89 - 2	664800	0020	3/20/08	\$396,000	\$333,000	1070	7	1957	3	7885	N	N	20030 MERIDIAN PL N
89 - 2	222630	0150	8/26/08	\$300,000	\$264,000	1080	7	1954	3	8558	N	N	2357 N 193RD ST
89 - 2	219630	0050	6/6/08	\$399,950	\$344,000	1100	7	1958	4	9460	N	N	303 NE 193RD ST
89 - 2	397170	0325	5/20/08	\$359,950	\$308,000	1120	7	1952	4	12165	N	N	635 NE 201ST ST
89 - 2	107610	0085	9/25/09	\$330,000	\$322,000	1140	7	1953	3	8055	N	N	2148 N 194TH ST
89 - 2	398530	0326	8/6/09	\$294,950	\$284,000	1170	7	1952	3	6699	N	N	702 NE 195TH ST
89 - 2	776990	0050	4/8/08	\$390,000	\$330,000	1170	7	1959	3	10060	N	N	2341 N 188TH ST
89 - 2	223150	0040	8/25/08	\$375,000	\$330,000	1200	7	1954	4	7445	Y	N	1308 N 196TH ST
89 - 2	107810	0015	10/28/09	\$353,000	\$347,000	1200	7	1956	3	9100	N	N	20012 WALLINGFORD AVE N
89 - 2	107310	0045	4/10/08	\$215,000	\$182,000	1250	7	1953	3	7695	N	N	1911 N 198TH ST
89 - 2	107310	0045	11/19/08	\$330,000	\$297,000	1250	7	1953	3	7695	N	N	1911 N 198TH ST
89 - 2	664810	0035	9/9/08	\$370,000	\$327,000	1250	7	1957	3	8605	N	N	20319 MERIDIAN AVE N
89 - 2	222530	0447	11/13/09	\$278,000	\$275,000	1270	7	1950	3	7696	N	N	316 NE 185TH ST
89 - 2	925090	0172	1/2/08	\$330,000	\$271,000	1280	7	1955	3	6855	Y	N	1304 N 195TH ST
89 - 2	776100	0080	2/8/08	\$337,400	\$280,000	1290	7	1916	3	8947	N	N	18704 MERIDIAN AVE N
89 - 2	222350	0046	7/21/08	\$311,000	\$271,000	1300	7	1959	3	7452	N	N	19815 WALLINGFORD AVE N

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
89 - 2	613530	0040	9/28/09	\$200,000	\$195,000	1320	7	1950	3	8533	N	N	516 NE 195TH ST
89 - 2	776990	0035	7/8/08	\$334,400	\$290,000	1320	7	1957	3	8084	N	N	2304 N 188TH ST
89 - 2	107910	0035	4/23/09	\$350,000	\$328,000	1330	7	1955	4	9066	N	N	2142 N 192ND ST
89 - 2	107310	0055	3/26/08	\$339,950	\$286,000	1370	7	1953	3	7695	N	N	19549 BURKE AVE N
89 - 2	222350	0023	5/29/09	\$305,000	\$289,000	1400	7	1957	4	10482	N	N	1652 N 199TH ST
89 - 2	397170	0952	7/21/08	\$360,000	\$314,000	1400	7	1967	4	8844	N	N	19552 7TH AVE NE
89 - 2	760970	0040	8/7/09	\$339,950	\$328,000	1400	7	1958	3	8846	N	N	148 NE 193RD ST
89 - 2	107510	0010	7/10/08	\$380,000	\$330,000	1440	7	1953	3	8256	N	N	19284 WALLINGFORD AVE N
89 - 2	397170	0745	8/3/09	\$370,000	\$356,000	1470	7	1987	3	9483	N	N	613 NE 200TH ST
89 - 2	199970	0025	11/20/09	\$338,000	\$335,000	1490	7	1953	3	8278	N	N	18803 DENSMORE AVE N
89 - 2	280710	0061	4/4/08	\$380,000	\$321,000	1580	7	1916	4	9176	N	N	18518 DENSMORE AVE N
89 - 2	107910	0045	8/27/09	\$325,000	\$315,000	1590	7	1955	3	9045	N	N	2156 N 192ND ST
89 - 2	223210	0025	9/23/08	\$330,000	\$293,000	1600	7	1955	4	9534	N	N	1636 N 199TH ST
89 - 2	618770	0175	6/10/08	\$330,000	\$284,000	1640	7	1951	4	8529	N	N	828 NE 201ST ST
89 - 2	223180	0120	8/11/08	\$390,500	\$342,000	1650	7	1961	3	8060	N	N	2351 N 192ND ST
89 - 2	164350	0093	9/24/08	\$340,000	\$302,000	1660	7	1969	3	7770	N	N	18538 MIDVALE AVE N
89 - 2	107510	0070	9/29/08	\$320,000	\$284,000	1700	7	1955	4	8292	N	N	1810 N 192ND ST
89 - 2	242690	0020	4/14/09	\$335,000	\$314,000	1810	7	1956	3	8200	N	N	1662 N 203RD ST
89 - 2	222530	0126	7/10/09	\$315,000	\$302,000	1870	7	1984	3	7200	N	N	2134 N 185TH ST
89 - 2	222350	0021	2/24/09	\$370,000	\$342,000	2000	7	1990	3	10223	N	N	19925 WALLINGFORD AVE N
89 - 2	777285	0100	11/11/08	\$245,000	\$220,000	1160	8	2007	3	1595	N	N	1172 N 198TH ST
89 - 2	777285	0070	2/24/09	\$243,500	\$225,000	1160	8	2007	3	3799	N	N	1178 N 198TH ST
89 - 2	777285	0170	2/25/09	\$273,754	\$253,000	1170	8	2007	3	1549	Y	N	1194 N 198TH ST
89 - 2	777285	0090	2/9/09	\$234,950	\$216,000	1180	8	2007	3	1622	N	N	1174 N 198TH ST
89 - 2	856330	0020	6/3/08	\$409,000	\$352,000	1310	8	1957	3	8400	N	N	18567 BURKE AVE N
89 - 2	222530	0421	3/4/09	\$333,500	\$309,000	1360	8	1984	3	8476	N	N	18523 3RD AVE NE
89 - 2	777285	0060	2/25/09	\$264,950	\$245,000	1420	8	2007	3	3542	N	N	1180 N 198TH ST
89 - 2	777285	0110	7/15/08	\$289,000	\$251,000	1420	8	2007	3	2855	N	N	1170 N 198TH ST
89 - 2	777285	0180	12/26/08	\$300,000	\$273,000	1420	8	2007	3	2419	Y	N	1192 N 198TH ST
89 - 2	777285	0020	11/25/08	\$324,000	\$292,000	1420	8	2007	3	1595	Y	N	1188 N 198TH ST
89 - 2	777285	0140	2/9/09	\$261,000	\$240,000	1450	8	2007	3	1963	N	N	1164 N 198TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
89 - 2	777285	0150	2/20/09	\$267,550	\$247,000	1450	8	2007	3	4535	N	N	1162 N 198TH ST
89 - 2	856330	0085	6/9/08	\$430,000	\$370,000	1530	8	1958	4	9800	N	N	18578 BURKE AVE N
89 - 2	777285	0010	2/11/09	\$320,000	\$295,000	1630	8	2007	3	3036	Y	N	1190 N 198TH ST
89 - 2	776740	0050	6/10/09	\$321,600	\$306,000	2010	8	1980	3	8850	N	N	2353 N 190TH CT
89 - 2	421391	0040	5/20/09	\$370,000	\$350,000	2030	8	1999	3	6096	N	N	2351 N 190TH ST
89 - 2	164350	0009	4/3/09	\$400,000	\$373,000	2117	8	2000	3	6126	N	N	1235 N 192ND ST
89 - 2	546545	0050	3/21/08	\$509,500	\$429,000	2280	8	2000	3	5269	N	N	2123 N 189TH ST
89 - 6	055810	0055	11/11/08	\$248,500	\$223,000	670	6	1948	3	8160	N	N	14563 ASHWORTH AVE N
89 - 6	795270	0010	7/1/09	\$244,950	\$234,000	830	6	1977	3	8100	N	N	15014 DENSMORE AVE N
89 - 6	440270	0640	10/30/09	\$252,000	\$248,000	840	6	1948	3	7685	N	N	15514 DENSMORE AVE N
89 - 6	667190	0025	6/9/08	\$270,000	\$232,000	860	6	1948	3	5660	N	N	15337 INTERLAKE AVE N
89 - 6	182604	9199	9/28/09	\$317,000	\$310,000	860	6	1938	4	7344	N	N	15221 ASHWORTH AVE N
89 - 6	288170	0552	12/1/08	\$270,000	\$244,000	870	6	1946	4	7550	N	N	14517 1ST AVE NE
89 - 6	288170	0556	7/27/09	\$320,000	\$308,000	870	6	1947	3	8111	N	N	2356 N 145TH ST
89 - 6	440270	0555	9/16/08	\$266,000	\$235,000	880	6	1946	3	7320	N	N	1816 N 155TH ST
89 - 6	182604	9388	11/17/09	\$254,000	\$251,000	940	6	1942	3	8531	N	N	15225 WALLINGFORD AVE N
89 - 6	288170	0040	3/11/09	\$312,000	\$290,000	990	6	1947	4	9948	N	N	2154 N 160TH ST
89 - 6	039610	0040	6/15/09	\$277,000	\$264,000	1170	6	1954	3	6126	N	N	16217 CORLISS PL N
89 - 6	556210	0365	2/14/08	\$374,000	\$311,000	1500	6	1950	4	8211	N	N	15749 ASHWORTH AVE N
89 - 6	667190	0170	9/15/08	\$310,000	\$274,000	1580	6	1948	4	6030	N	N	15314 INTERLAKE AVE N
89 - 6	440270	0593	8/5/09	\$330,000	\$318,000	860	7	1949	4	7808	N	N	1819 N 157TH ST
89 - 6	288170	0474	10/21/09	\$275,000	\$270,000	880	7	1953	4	7200	N	N	2117 N 155TH ST
89 - 6	765590	0245	9/4/09	\$235,000	\$228,000	890	7	1952	3	7200	N	N	14528 ASHWORTH AVE N
89 - 6	765590	0122	10/2/08	\$313,000	\$278,000	920	7	1951	3	7504	N	N	2019 N 150TH ST
89 - 6	429230	0055	2/19/09	\$314,000	\$290,000	950	7	1949	3	8599	N	N	2358 N 147TH ST
89 - 6	738150	0005	12/8/08	\$253,600	\$230,000	960	7	1954	3	6452	N	N	2156 N 146TH ST
89 - 6	765590	0042	10/21/09	\$230,000	\$226,000	980	7	1944	3	8080	N	N	14529 MERIDIAN AVE N
89 - 6	429230	0020	10/15/09	\$275,000	\$270,000	990	7	1949	4	8125	N	N	2321 N 147TH ST
89 - 6	795270	0021	10/7/08	\$313,800	\$279,000	1010	7	1952	4	7500	N	N	15024 DENSMORE AVE N
89 - 6	765590	0048	11/11/09	\$293,000	\$289,000	1030	7	1946	3	8396	N	N	1902 N 145TH ST
89 - 6	288170	0029	4/17/09	\$303,000	\$284,000	1060	7	1969	4	7200	N	N	2141 N 161ST PL

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
89 - 6	288170	0042	10/28/09	\$308,000	\$303,000	1060	7	1969	3	8265	N	N	2145 N 161ST PL
89 - 6	182604	9321	3/11/08	\$420,000	\$352,000	1090	7	1958	4	12302	N	N	15248 DENSMORE AVE N
89 - 6	429230	0029	9/21/09	\$298,000	\$291,000	1100	7	1949	3	9492	N	N	2335 N 147TH ST
89 - 6	688590	0330	9/21/09	\$310,000	\$302,000	1120	7	1961	4	8467	N	N	15558 INTERLAKE AVE N
89 - 6	556210	0250	8/5/09	\$325,000	\$313,000	1150	7	1949	4	8214	N	N	15708 STONE AVE N
89 - 6	182604	9160	11/17/09	\$360,000	\$356,000	1150	7	1960	3	8187	N	N	15236 DENSMORE AVE N
89 - 6	440270	0170	7/8/09	\$318,000	\$304,000	1170	7	1955	4	7680	N	N	15721 WALLINGFORD AVE N
89 - 6	440270	0706	2/4/08	\$389,000	\$323,000	1190	7	1964	4	7682	N	N	15550 ASHWORTH AVE N
89 - 6	026610	0025	10/12/09	\$225,000	\$221,000	1200	7	1952	3	8168	N	N	2333 N 148TH ST
89 - 6	738150	0025	9/26/08	\$299,000	\$265,000	1200	7	1954	4	6146	N	N	2132 N 146TH ST
89 - 6	440270	0420	6/16/08	\$342,000	\$295,000	1200	7	1949	3	7683	N	N	15536 BURKE AVE N
89 - 6	440270	0305	11/2/09	\$319,000	\$314,000	1260	7	1954	4	8004	N	N	15754 BURKE AVE N
89 - 6	288170	0571	11/12/08	\$295,000	\$265,000	1310	7	1947	3	7409	N	N	2348 N 148TH ST
89 - 6	440270	0290	6/15/09	\$342,000	\$325,000	1330	7	1953	4	7678	N	N	15745 BURKE AVE N
89 - 6	440270	0496	2/14/08	\$350,000	\$291,000	1440	7	1947	3	9292	N	N	15555 MERIDIAN AVE N
89 - 6	182604	9370	11/6/09	\$307,950	\$304,000	1470	7	1961	3	8568	N	N	14808 STONE AVE N
89 - 6	667190	0225	3/18/09	\$346,160	\$322,000	1480	7	1948	5	6425	N	N	15329 ASHWORTH PL N
89 - 6	556210	0190	1/20/09	\$405,000	\$371,000	1480	7	1990	3	8212	N	N	15723 STONE AVE N
89 - 6	684350	0090	2/23/08	\$230,000	\$192,000	1490	7	1962	2	7992	N	N	15403 CORLISS PL N
89 - 6	429230	0015	7/1/08	\$375,000	\$325,000	1490	7	1949	4	8119	N	N	2317 N 147TH ST
89 - 6	684350	0100	6/10/08	\$455,000	\$392,000	1650	7	1962	3	8364	N	N	15411 CORLISS PL N
89 - 6	688590	0120	9/8/08	\$473,000	\$418,000	1760	7	1998	5	8162	N	N	15544 MIDVALE AVE N
89 - 6	556210	0200	10/26/09	\$303,950	\$299,000	1780	7	1946	4	8213	N	N	15709 STONE AVE N
89 - 6	684360	0040	7/11/08	\$440,000	\$382,000	2040	7	1963	3	7260	N	N	15320 CORLISS PL N
89 - 6	180390	0055	5/7/09	\$308,950	\$291,000	2070	7	1951	4	8168	N	N	2327 N 149TH ST
89 - 6	684350	0120	7/23/09	\$375,000	\$360,000	2080	7	1962	3	7818	N	N	15414 CORLISS PL N
89 - 6	288170	0035	7/15/08	\$595,000	\$518,000	2880	7	2007	3	9085	N	N	2123 N 161ST PL
89 - 6	182604	9343	6/2/08	\$418,000	\$359,000	1150	8	1963	3	9302	N	N	14833 INTERLAKE AVE N
89 - 6	213880	0070	10/19/09	\$380,000	\$373,000	1240	8	1962	4	7280	N	N	1146 N 146TH PL
89 - 6	364550	0190	6/23/08	\$438,500	\$379,000	1250	8	1962	3	7443	N	N	14811 DENSMORE AVE N
89 - 6	269710	0010	5/14/09	\$285,000	\$269,000	1290	8	1962	3	8398	N	N	2103 N 159TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
89 - 6	269710	0020	2/9/09	\$382,500	\$352,000	1290	8	1962	3	7239	N	N	2109 N 159TH ST
89 - 6	182604	9253	3/13/08	\$478,000	\$401,000	1300	8	1951	3	10965	N	N	15025 WALLINGFORD AVE N
89 - 6	660180	0050	6/9/09	\$372,000	\$353,000	1330	8	1964	3	7244	N	N	14516 DENSMORE AVE N
89 - 6	765590	0201	7/15/09	\$340,000	\$326,000	1340	8	1962	3	10850	N	N	14605 WALLINGFORD AVE N
89 - 6	364550	0050	4/23/09	\$375,000	\$352,000	1360	8	1962	3	7640	N	N	14836 DENSMORE AVE N
89 - 6	777130	0125	4/28/08	\$375,000	\$319,000	1720	8	1948	3	16321	N	N	2132 N 147TH ST
89 - 6	542230	0060	6/2/08	\$364,000	\$313,000	1840	8	1960	3	7846	N	N	1521 N 146TH ST
89 - 6	777130	0175	10/29/09	\$535,000	\$527,000	2690	8	2009	3	7888	N	N	2127 N 147TH ST
89 - 6	777130	0176	6/9/09	\$535,000	\$508,000	2720	8	2009	3	7888	N	N	2133 N 147TH ST
89 - 6	182604	9428	7/14/08	\$675,000	\$587,000	3030	8	2008	3	8100	N	N	15269 WALLINGFORD AVE N
89 - 6	182604	9514	10/27/08	\$635,000	\$568,000	3220	8	2008	3	7695	N	N	15273 WALLINGFORD AVE N
89 - 6	182604	9146	12/8/08	\$615,000	\$557,000	3570	8	2008	3	8483	N	N	15281 WALLINGFORD AVE N
89 - 6	765590	0030	10/1/08	\$484,000	\$430,000	1800	9	2000	3	5913	N	N	2024 N 145TH ST
89 - 8	041410	0405	2/27/08	\$275,000	\$230,000	770	6	1950	4	7050	N	N	16159 STONE AVE N
89 - 8	039010	0015	9/9/08	\$272,000	\$240,000	770	6	1951	3	6000	N	N	17606 ASHWORTH AVE N
89 - 8	041410	0535	11/17/08	\$284,000	\$256,000	770	6	1949	3	6798	N	N	1202 N 160TH ST
89 - 8	041410	0595	6/11/08	\$307,500	\$265,000	840	6	1949	4	6590	N	N	16149 MIDVALE AVE N
89 - 8	370590	0250	10/20/08	\$245,000	\$219,000	990	6	1951	3	6738	N	N	18038 ASHWORTH AVE N
89 - 8	072604	9274	12/11/08	\$323,000	\$293,000	1060	6	1937	3	8158	N	N	1325 N 178TH ST
89 - 8	727610	0268	12/9/08	\$330,000	\$299,000	1070	6	1936	4	8925	N	N	18023 ASHWORTH AVE N
89 - 8	307350	0060	10/6/08	\$300,000	\$267,000	1140	6	1956	4	10001	N	N	1721 N 175TH ST
89 - 8	041410	0160	9/4/09	\$285,000	\$277,000	1180	6	1948	4	7500	N	N	16322 INTERLAKE AVE N
89 - 8	041410	0345	10/6/09	\$230,000	\$225,000	1200	6	1949	4	6195	N	N	16106 STONE AVE N
89 - 8	525330	0255	6/11/08	\$365,000	\$314,000	1440	6	1949	3	9600	N	N	16604 WALLINGFORD AVE N
89 - 8	370590	0106	5/23/08	\$359,990	\$308,000	1450	6	1952	4	8096	N	N	1652 N 183RD ST
89 - 8	182604	9157	11/21/08	\$249,500	\$225,000	1460	6	1940	3	9240	N	N	16321 MERIDIAN AVE N
89 - 8	041410	0290	4/21/08	\$360,000	\$306,000	1670	6	1949	4	8294	N	N	16341 INTERLAKE AVE N
89 - 8	525330	0416	9/3/09	\$370,000	\$359,000	1720	6	1954	3	10318	N	N	16733 WALLINGFORD AVE N
89 - 8	182604	9164	9/10/09	\$300,000	\$292,000	830	7	1940	4	8962	N	N	16441 MERIDIAN AVE N
89 - 8	727610	0250	4/6/09	\$296,000	\$277,000	910	7	1948	3	10365	N	N	1335 N 183RD ST
89 - 8	525330	0395	11/23/09	\$315,500	\$313,000	990	7	1977	3	6000	N	N	1640 N 167TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
89 - 8	370590	0025	2/15/08	\$392,000	\$327,000	1060	7	1955	3	7470	N	N	1809 N 185TH ST
89 - 8	041510	0166	6/26/09	\$335,000	\$320,000	1070	7	1956	4	6354	N	N	1708 N 160TH ST
89 - 8	336890	0084	10/8/09	\$260,000	\$255,000	1080	7	1952	3	6000	N	N	2354 N 178TH ST
89 - 8	222470	0135	6/4/08	\$350,000	\$301,000	1080	7	1953	5	8925	N	N	18051 SUNNYSIDE AVE N
89 - 8	525330	0407	7/7/09	\$338,000	\$323,000	1140	7	1956	4	6016	N	N	1654 N 167TH ST
89 - 8	370590	0131	7/17/08	\$389,000	\$339,000	1180	7	1978	3	7452	N	N	18313 MERIDIAN AVE N
89 - 8	525330	0228	10/27/09	\$348,000	\$342,000	1180	7	1960	3	7434	N	N	1826 N 165TH ST
89 - 8	566630	0175	9/15/08	\$330,697	\$293,000	1200	7	1955	4	7000	N	N	1210 N 171ST ST
89 - 8	111510	0015	5/9/08	\$350,000	\$299,000	1200	7	1987	3	10787	N	N	17818 1ST AVE NE
89 - 8	222470	0020	11/21/08	\$250,000	\$225,000	1220	7	1960	3	7620	N	N	2135 N 185TH ST
89 - 8	613910	0135	12/3/08	\$297,000	\$269,000	1220	7	1961	4	9450	N	N	18044 2ND AVE NE
89 - 8	740270	0055	5/4/09	\$247,000	\$232,000	1250	7	1954	3	7796	N	N	1338 N 176TH ST
89 - 8	613910	0114	3/25/08	\$380,000	\$320,000	1290	7	1963	3	9450	N	N	18016 2ND AVE NE
89 - 8	370590	0130	7/28/08	\$450,000	\$393,000	1320	7	1942	4	8399	N	N	18321 MERIDIAN AVE N
89 - 8	566630	0070	12/14/09	\$286,500	\$285,000	1390	7	1955	4	7000	N	N	1216 N 172ND ST
89 - 8	072604	9047	9/25/08	\$340,000	\$302,000	1390	7	1973	4	10610	N	N	1332 N 167TH ST
89 - 8	207160	0010	5/27/08	\$385,000	\$330,000	1390	7	1962	4	8618	N	N	1811 N 165TH ST
89 - 8	566630	0285	4/21/08	\$389,950	\$331,000	1400	7	1955	4	7933	N	N	1223 N 171ST ST
89 - 8	727610	0005	2/22/08	\$545,000	\$455,000	1440	7	1921	5	15368	N	N	18353 ASHWORTH AVE N
89 - 8	525330	0202	7/28/09	\$280,000	\$269,000	1510	7	1960	3	8193	N	N	16515 WALLINGFORD AVE N
89 - 8	525330	0008	6/5/09	\$360,000	\$342,000	1520	7	1951	4	7238	N	N	1320 N 165TH ST
89 - 8	727610	0140	11/16/09	\$355,000	\$351,000	1620	7	2002	3	5065	N	N	18301 STONE AVE N
89 - 8	370590	0225	12/22/09	\$275,000	\$274,000	1660	7	1917	4	11337	N	N	18019 WALLINGFORD AVE N
89 - 8	041410	0320	5/13/09	\$276,500	\$261,000	1670	7	1949	4	7200	N	N	16136 STONE AVE N
89 - 8	525330	0516	4/10/08	\$405,000	\$343,000	1750	7	1960	4	11030	N	N	16721 MERIDIAN AVE N
89 - 8	041410	0375	8/11/09	\$369,950	\$357,000	1820	7	1950	4	7050	N	N	16123 STONE AVE N
89 - 8	727610	0163	6/26/08	\$405,000	\$350,000	2050	7	2008	3	3214	N	N	1129 N 181ST ST
89 - 8	727610	0165	5/27/08	\$410,000	\$352,000	2050	7	2008	3	3218	N	N	1137 N 183RD ST
89 - 8	727610	0161	10/1/08	\$410,000	\$364,000	2050	7	2008	3	3214	N	N	1125 N 183RD ST
89 - 8	727610	0164	5/5/08	\$429,950	\$367,000	2050	7	2008	3	3214	N	N	1133 183RD ST
89 - 8	336890	0106	4/2/08	\$505,000	\$426,000	2260	7	2007	3	7550	N	N	2155 N 179TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
89 - 8	336890	0101	10/13/09	\$439,950	\$431,000	2260	7	2007	3	7550	N	N	2159 N 179TH ST
89 - 8	336890	0103	4/25/08	\$510,000	\$434,000	2260	7	2007	3	7550	N	N	2157 N 179TH ST
89 - 8	336890	0107	8/21/08	\$495,000	\$435,000	2260	7	2007	3	7550	N	N	2153 N 179TH ST
89 - 8	727610	0160	10/22/09	\$341,777	\$336,000	2402	7	1980	5	7777	N	N	18055 STONE AVE N
89 - 8	182604	9274	10/15/08	\$334,900	\$299,000	1200	8	1954	4	8405	N	N	16358 ASHWORTH AVE N
89 - 8	546900	0010	10/8/08	\$350,000	\$312,000	1200	8	1960	4	9482	N	N	2024 N 160TH ST
89 - 8	546760	0020	8/27/09	\$330,000	\$320,000	1200	8	1964	4	7278	N	N	17811 WAYNE AVE N
89 - 8	546760	0200	10/14/09	\$385,000	\$378,000	1200	8	1964	4	9206	N	N	17804 WAYNE AVE N
89 - 8	740070	0065	12/8/09	\$335,000	\$333,000	1260	8	1984	3	7926	N	N	17730 SUNNYSIDE CT N
89 - 8	546580	0050	4/14/08	\$392,000	\$332,000	1270	8	1959	3	8310	N	N	16744 BURKE AVE N
89 - 8	370590	0242	9/9/08	\$379,950	\$336,000	1290	8	1978	3	8560	N	N	18022 ASHWORTH AVE N
89 - 8	278310	0360	1/7/09	\$375,000	\$342,000	1320	8	1962	4	7440	N	N	2113 N 176TH ST
89 - 8	525580	0025	5/25/08	\$407,000	\$349,000	1350	8	1958	4	8507	N	N	16532 DENSMORE AVE N
89 - 8	546870	0085	8/19/09	\$350,000	\$338,000	1370	8	1959	3	9600	N	N	2305 N 172ND ST
89 - 8	546870	0065	3/9/09	\$330,000	\$306,000	1440	8	1960	3	13984	N	N	2333 N 172ND ST
89 - 8	309560	0090	4/27/09	\$320,000	\$301,000	1450	8	1965	3	7410	N	N	1701 N 181ST ST
89 - 8	336890	0050	11/17/09	\$330,000	\$326,000	1520	8	1960	3	7672	N	N	2325 N 180TH ST
89 - 8	072604	9249	9/4/09	\$335,000	\$325,000	1690	8	1961	4	9810	N	N	1345 N 178TH ST
89 - 8	336890	0088	8/4/08	\$372,000	\$325,000	1720	8	1994	3	7511	N	N	2324 N 178TH ST
89 - 8	222470	0110	4/23/08	\$399,950	\$340,000	1840	8	1959	4	10710	N	N	18324 SUNNYSIDE AVE N
89 - 8	370590	0229	2/13/08	\$330,000	\$275,000	2030	8	1947	3	9760	N	N	1636 N 180TH ST
89 - 8	727610	0144	2/5/08	\$431,000	\$358,000	2040	8	2002	3	2312	N	N	18303 STONE AVE N
89 - 8	182604	9499	8/18/08	\$420,000	\$369,000	2110	8	1999	3	5390	N	N	2011 N 163RD PL

Improved Sales Removed from this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

rea - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2 - 1	012603	9105	1/8/08	\$3,000	DOR RATIO
2 - 1	012603	9229	7/22/08	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 1	012603	9327	1/16/08	\$5,000	DOR RATIO
2 - 1	012603	9341	9/17/08	\$565,000	DATA DOES NOT MATCH SALE
2 - 1	012603	9691	7/10/08	\$250,000	PERCENT COMPLETE CODED
2 - 1	264490	0137	7/14/09	\$113,067	PARTIAL INTEREST
2 - 1	530610	0060	1/17/08	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2 - 1	728430	0010	6/26/09	\$306,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 3	012603	9060	6/24/09	\$250,000	UNFINISHED AREA > 0
2 - 3	025910	0150	8/11/09	\$479,950	RELOCATION - SALE TO SERVICE
2 - 3	040510	0150	12/28/09	\$222,500	DIAGNOSTIC OUTLIER
2 - 3	269740	0050	5/1/09	\$71,533	QUIT CLAIM DEED
2 - 3	329370	0428	6/17/08	\$55,000	DOR RATIO
2 - 3	329370	0428	6/17/08	\$365,000	SEGREGATION AND/OR MERGER
2 - 3	329370	0435	3/24/08	\$460,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2 - 3	728290	0027	6/6/08	\$145,396	QUIT CLAIM DEED
2 - 3	894310	0110	4/6/09	\$548,000	RELOCATION - SALE TO SERVICE
2 - 4	132603	9061	2/11/09	\$349,900	RELOCATION - SALE TO SERVICE
2 - 4	132603	9075	5/21/08	\$449,500	NO MARKET EXPOSURE
2 - 4	182604	9097	9/15/08	\$450,000	UNFINISHED AREA > 0
2 - 4	182604	9181	6/10/09	\$405,000	RELOCATION - SALE TO SERVICE
2 - 4	182604	9241	7/16/09	\$160,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2 - 4	182604	9353	8/14/09	\$240,000	DIAGNOSTIC OUTLIER
2 - 4	182604	9397	5/12/08	\$615,000	UNFINISHED AREA > 0
2 - 4	351990	0070	6/8/09	\$330,000	UNFINISHED AREA > 0
2 - 4	522030	0165	5/15/08	\$341,750	MORE THAN 1 HOUSE
2 - 4	619070	0071	9/3/08	\$200,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2 - 4	619070	0210	8/28/08	\$268,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 4	662930	0100	8/15/08	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 4	671370	0055	12/4/08	\$389,500	RELOCATION - SALE TO SERVICE
2 - 4	914110	0071	2/6/08	\$27,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 4	931030	0245	1/23/08	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2 - 4	937230	0055	1/30/08	\$126,000	QUIT CLAIM DEED
3 - 3	092710	0475	9/30/08	\$190,000	EXEMPT FROM EXCISE TAX
3 - 3	397230	0090	7/1/08	\$349,900	SHORT SALE
3 - 3	397230	0115	7/17/08	\$300,000	OBSOLESCENCE > 0
3 - 3	397290	0140	11/3/09	\$130,000	DIAGNOSTIC OUTLIER
3 - 3	402410	0002	7/28/09	\$449,900	DATA DOES NOT MATCH SALE
3 - 3	402410	0106	8/25/09	\$211,000	SHORT SALE
3 - 3	402410	1395	8/27/09	\$308,950	SEGREGATION AND/OR MERGER
3 - 3	402410	1450	11/18/08	\$329,900	BANKRUPTCY - RECEIVER OR TRUSTEE
3 - 3	616390	0215	5/28/08	\$200,000	DIAGNOSTIC OUTLIER
3 - 3	616390	0404	8/12/09	\$239,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3 - 3	616390	0484	6/5/08	\$239,000	OBSOLESCENCE > 0
3 - 3	616390	0625	6/2/09	\$325,500	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

rea - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3 - 5	042604	9050	10/5/09	\$200,001	DIAGNOSTIC OUTLIER
3 - 5	052604	9027	10/7/08	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 5	052604	9044	2/4/09	\$228,250	EXEMPT FROM EXCISE TAX
3 - 5	052604	9063	6/27/08	\$369,000	EXEMPT FROM EXCISE TAX
3 - 5	052604	9063	10/21/08	\$324,500	FINANCIAL INSTITUTION RESALE
3 - 5	092710	0192	9/9/08	\$78,423	DOR RATIO
3 - 5	111510	0289	6/2/09	\$250,000	DIAGNOSTIC OUTLIER
3 - 5	182970	0080	11/13/09	\$280,814	GOVERNMENT AGENCY
3 - 5	263690	0047	1/6/09	\$185,000	DOR RATIO
3 - 5	263690	0145	9/16/09	\$250,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
3 - 5	397170	0560	6/27/08	\$355,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 5	608410	0110	1/31/08	\$381,950	DIAGNOSTIC OUTLIER
3 - 5	615940	0065	5/30/08	\$322,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 5	616390	0141	7/16/09	\$230,010	QUIT CLAIM DEED
3 - 5	616390	0201	7/29/08	\$126,000	PARTIAL INTEREST
3 - 5	741710	0023	2/21/08	\$165,500	ACCESSORY ONLY
3 - 5	741770	0490	7/15/08	\$588,300	MULTIPLE PARCEL SALE
3 - 5	741770	0500	7/15/08	\$588,300	MULTIPLE PARCEL SALE
3 - 5	741770	0571	1/16/08	\$650,000	DATA DOES NOT MATCH SALE
3 - 6	040810	0160	9/27/09	\$220,920	DATA DOES NOT MATCH SALE
3 - 6	343250	0210	2/4/08	\$303,000	RELOCATION - SALE TO SERVICE
3 - 6	616390	1184	3/5/08	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 6	616390	1210	8/25/09	\$141,396	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 6	616390	1260	12/9/09	\$231,000	DIAGNOSTIC OUTLIER
3 - 6	616390	1362	12/23/08	\$185,100	DIAGNOSTIC OUTLIER
3 - 6	616390	1380	10/17/08	\$51,833	DOR RATIO
3 - 6	616390	1902	12/17/09	\$180,000	DATA DOES NOT MATCH SALE
3 - 6	663290	0821	6/27/09	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 6	670430	0095	3/6/09	\$379,950	1031 TRADE
3 - 6	730430	0483	7/7/09	\$95,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 6	730430	0595	11/17/09	\$175,000	DIAGNOSTIC OUTLIER
3 - 6	756870	0785	4/2/09	\$195,000	PERCENT COMPLETE CODED
3 - 6	756870	0785	1/14/09	\$403,549	ACTIVE PERMIT BEFORE SALE>25K
3 - 6	756870	0815	12/15/09	\$229,900	DATA DOES NOT MATCH SALE
3 - 7	156810	0015	8/11/08	\$408,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 7	156810	0096	10/12/09	\$177,900	BANKRUPTCY - RECEIVER OR TRUSTEE
3 - 7	156810	0415	5/2/08	\$385,000	DIAGNOSTIC OUTLIER
3 - 7	350010	0063	10/27/08	\$80,000	QUIT CLAIM DEED
3 - 7	350010	0115	5/12/09	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3 - 7	367050	0540	12/4/08	\$162,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
3 - 7	367050	0615	11/18/09	\$196,000	FINANCIAL INSTITUTION RESALE
3 - 7	373950	0056	12/3/08	\$148,000	QUIT CLAIM DEED
3 - 7	399690	0555	11/16/09	\$188,586	QUIT CLAIM DEED
3 - 7	558930	0520	10/8/08	\$255,390	OBSOLESCENCE > 0
3 - 7	797990	0715	10/27/09	\$162,500	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Areas 2, 3, 89
(1 to 3 Unit Residences)

rea - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3 - 7	797990	0715	5/20/08	\$412,000	RELATED PARTY, FRIEND, OR NEIGHBOR
89 - 2	107210	0135	8/15/08	\$350,000	RELOCATION - SALE TO SERVICE
89 - 2	107310	0080	6/23/08	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
89 - 2	107510	0115	7/27/09	\$285,000	QUIT CLAIM DEED
89 - 2	222530	0154	8/12/09	\$140,761	QUIT CLAIM DEED
89 - 2	777285	0030	12/15/08	\$522,000	MULTIPLE PARCEL SALE
89 - 2	777285	0130	4/10/09	\$245,000	DIAGNOSTIC OUTLIER
89 - 2	777285	0160	12/15/08	\$522,000	MULTIPLE PARCEL SALE
89 - 6	055810	0195	12/10/09	\$6,287	DOR RATIO
89 - 6	175570	0190	9/9/09	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
89 - 6	310450	0035	5/20/09	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
89 - 6	440270	0690	12/15/09	\$125,000	DIAGNOSTIC OUTLIER
89 - 6	556210	0335	12/4/08	\$148,500	QUIT CLAIM DEED
89 - 6	688590	0195	3/26/08	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
89 - 8	208270	0015	2/28/08	\$115,278	DOR RATIO
89 - 8	208270	0025	10/6/08	\$151,875	RELATED PARTY, FRIEND, OR NEIGHBOR
89 - 8	222470	0135	1/4/08	\$203,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
89 - 8	278310	0290	12/17/09	\$220,500	DIAGNOSTIC OUTLIER
89 - 8	307350	0056	6/16/08	\$125,023	QUIT CLAIM DEED
89 - 8	307350	0064	9/21/09	\$270,000	DOR RATIO
89 - 8	336890	0087	2/21/09	\$211,000	RELATED PARTY, FRIEND, OR NEIGHBOR
89 - 8	336890	0088	8/4/08	\$372,000	RELOCATION - SALE TO SERVICE
89 - 8	370590	0290	11/4/09	\$265,000	DIAGNOSTIC OUTLIER
89 - 8	546760	0180	1/23/09	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
89 - 8	546870	0095	8/29/08	\$141,600	RELATED PARTY, FRIEND, OR NEIGHBOR
89 - 8	608410	0020	3/13/09	\$280,000	DIAGNOSTIC OUTLIER
89 - 8	727610	0082	9/16/09	\$389,950	PERCENT COMPLETE CODED
89 - 8	740070	0066	12/9/08	\$305,000	MULTIPLE PARCEL SALE
89 - 8	740070	0069	12/9/08	\$305,000	MULTIPLE PARCEL SALE
89 - 8	781900	0050	12/8/09	\$309,485	GOVERNMENT AGENCY

***Vacant Sales Used in this Annual Update Analysis
Areas 2, 3, 89***

Area- Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
3 - 5	572750	0168	1/7/2008	\$340,000	7224	N	N
3 - 5	572750	0169	1/7/2008	\$340,000	9000	N	N
89 - 2	222730	0043	10/2/2009	\$185,000	8000	N	N

***Vacant Sales Removed from this Annual Update Analysis
Areas 2, 3, 89***

Area- Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3 - 6	730430	0448	10/30/2009	\$70,000	RELATED PARTY, FRIEND, OR NEIGHBOR
89 - 6	765590	0212	6/6/2008	\$1,000	QUIT CLAIM DEED

Mobile Home Sales Available for Annual Update Analysis

No mobile home sales occurred.

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030 All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less

productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.



King County

Department of Assessments

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Lloyd Hara
Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor